

RUSSELL SIMPSON

Serene and sophisticated two-
bedroom Notting Hill flat with lofty
reception room

CLANRICARDE GARDENS
NOTTING HILL W2

Clanricarde Gardens

£1,800,000

BEDROOMS 2	INTERNAL 1,195 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 2	111 SQM	EPC D	COUNCIL TAX E
TENURE Leasehold	LEASE LENGTH 958 YEARS	GROUND RENT —	SERVICE CHARGE —



The Property

Carefully designed flat with tasteful interiors on a beautiful street close to Kensington Gardens

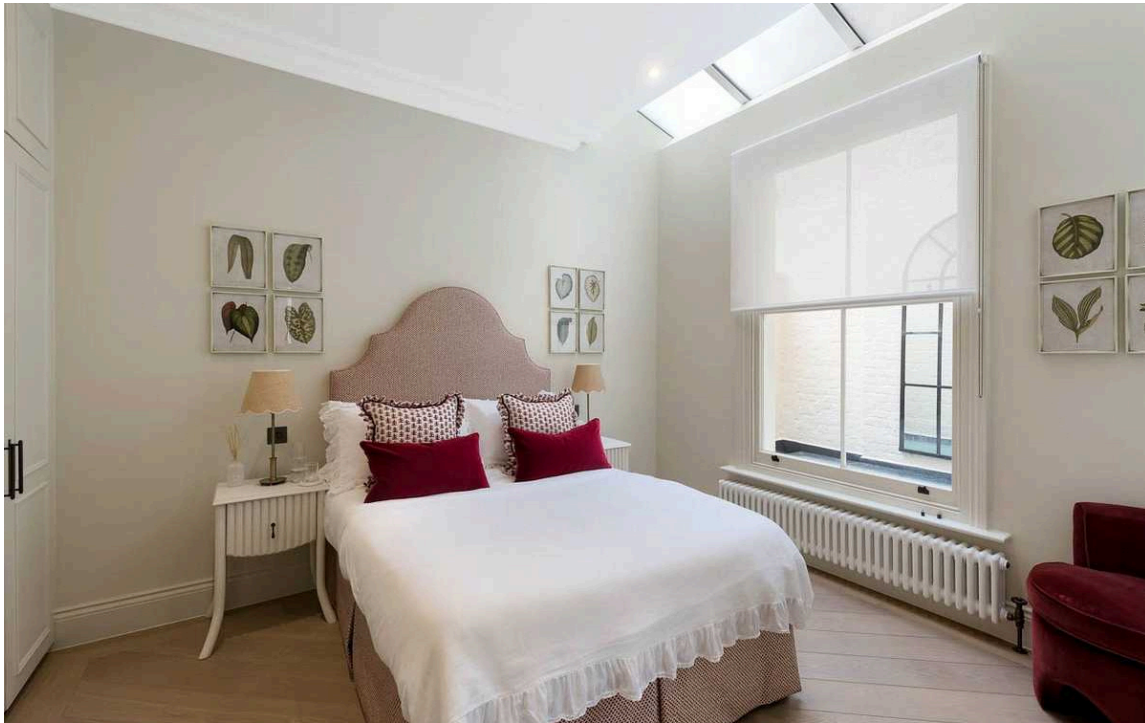
Stepping into the flat on the ground floor, the front hall opens onto a generous reception room. As well as high ceilings, tall windows, and an ornate fireplace, this room has enough space for separate dining and seating areas. The rear of the room communicates with a fitted kitchen, including a central island and breakfast bar, as well as a marble countertop.



Indoor Spaces

The flat has been carefully designed to optimise the sense of space and light. It is presented in excellent condition with high-quality finishes throughout.





The Bedrooms

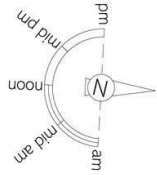
This floor also contains a bedroom with inbuilt storage and an overhead skylight and a guest WC. The lower ground floor features a second bedroom with an ensuite bathroom and a bath. Furthermore, there is an additional bathroom and extra storage space.



The Neighbourhood

The flat includes a paved rear terrace.

Clanricarde Gardens was built between 1869 and 1873 by Thomas Good and William White. The tall Victorian houses lining the street have stucco bases and window dressings. Today it is a quiet but conveniently positioned cul-de-sac. From here, Queensway station is close, and so too the open spaces of Kensington Gardens. In addition, the restaurants and shops of Notting Hill are a short walk away.



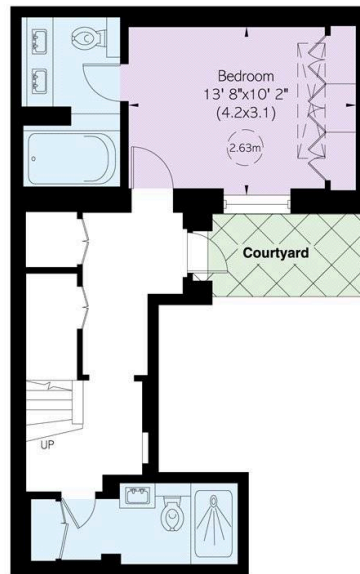
Clanricarde Gardens, W₂

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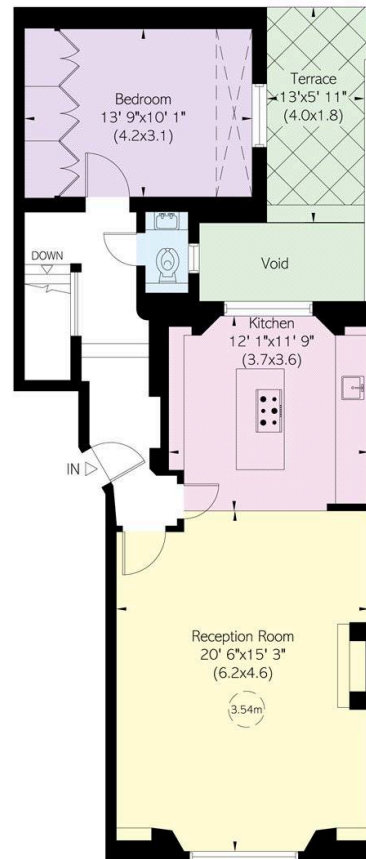
Approximate Internal Area
1,134 sq ft/ 105 sq m

Outside Area
124 sq ft/ 11 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Lower Ground Floor



Ground Floor

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