



RUSSELL SIMPSON

Stylish Notting Hill flat with
spectacular reception room

CLANRICARDE GARDENS
NOTTING HILL W2

Clanricarde Gardens

Sold

BEDROOMS 2	INTERNAL 940 SQ FT 87 SQM	OUTDOOR 52 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 993 YEARS	GROUND RENT —	SERVICE CHARGE £3,710 P/Y



The Property

Two-bedroom flat with tasteful interiors on a beautiful street close to Kensington Gardens

Indoor Spaces

Entering the flat on the first floor, the front hall opens onto a grand reception room. As well as exceptionally high ceilings, this space offers tall windows, an ornate fireplace, and an elaborate cornice.



img 1

Character Details

img 2

Dining



Entertaining Spaces

At the back of the reception room is a kitchen, with a window seat dining area at the far end. A bathroom occupies the next-door room, as well as a corridor with a second front door. At the end of the corridor is a flexible space that can either be used as a study with storage or a bedroom.

img 1

Kitchen





The Bedrooms

A staircase leads up to the mezzanine floor, with a principal bedroom and ensuite bathroom. The mezzanine floor blends the modern and traditional to create a bold contemporary look.

img 1

Bedroom

img 2

Bathroom





Outdoor Spaces

The flat includes a front balcony looking out over the street.



The Neighbourhood

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 beautiful window dressings. No.48 is at the far end of the cul-de-sac, meaning almost no traffic. Notting Hill Gate underground 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

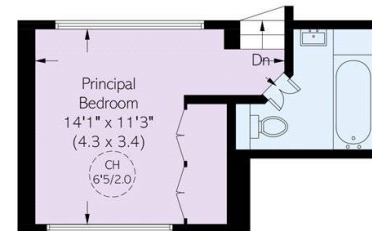
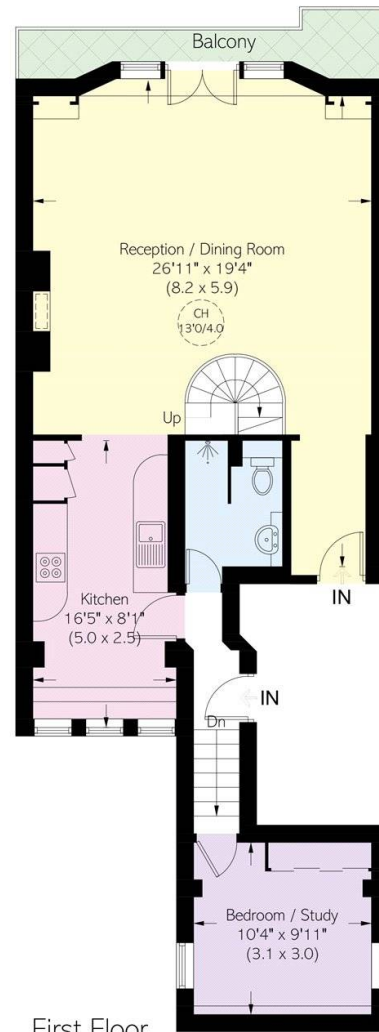
Approximate area
87.3 sq m / 940 sq ft (Including Mezzanine)

Including limited use area
(0.7 sq m / 7 sq ft)

Approximate external area
4.8 sq m / 52 sq ft

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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.



Mezzanine

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