

ARUNDEL COURT, LONDON, W11  
**£1,000,000 LEASEHOLD**

**AN EXCEPTIONALLY BRIGHT AND BEAUTIFULLY PRESENTED  
 TWO-BEDROOM FLAT BENEFITING FROM HIGH CEILINGS AND  
 COMMUNAL GARDEN ACCESS.**

Notting Hill Sales | 0207 727 3227 | nottinghill@winkworth.co.uk

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### DESCRIPTION:

This wonderfully bright and spacious two-bedroom flat extends to 841 sq.ft, with high ceilings (3.51m), presented in excellent condition and positioned on the raised ground floor within a well renowned purpose-built block on Arundel Gardens. The double aspect kitchen/ reception room enjoys wonderful natural light and views over the communal garden. Both bedrooms benefit from built in wardrobes and the bathroom has been newly refurbished.

### Utilities:

Electricity – Mains

Water – Mains

Sewerage – Mains

Heating – Communal Heating & Hot Water

Broadband <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

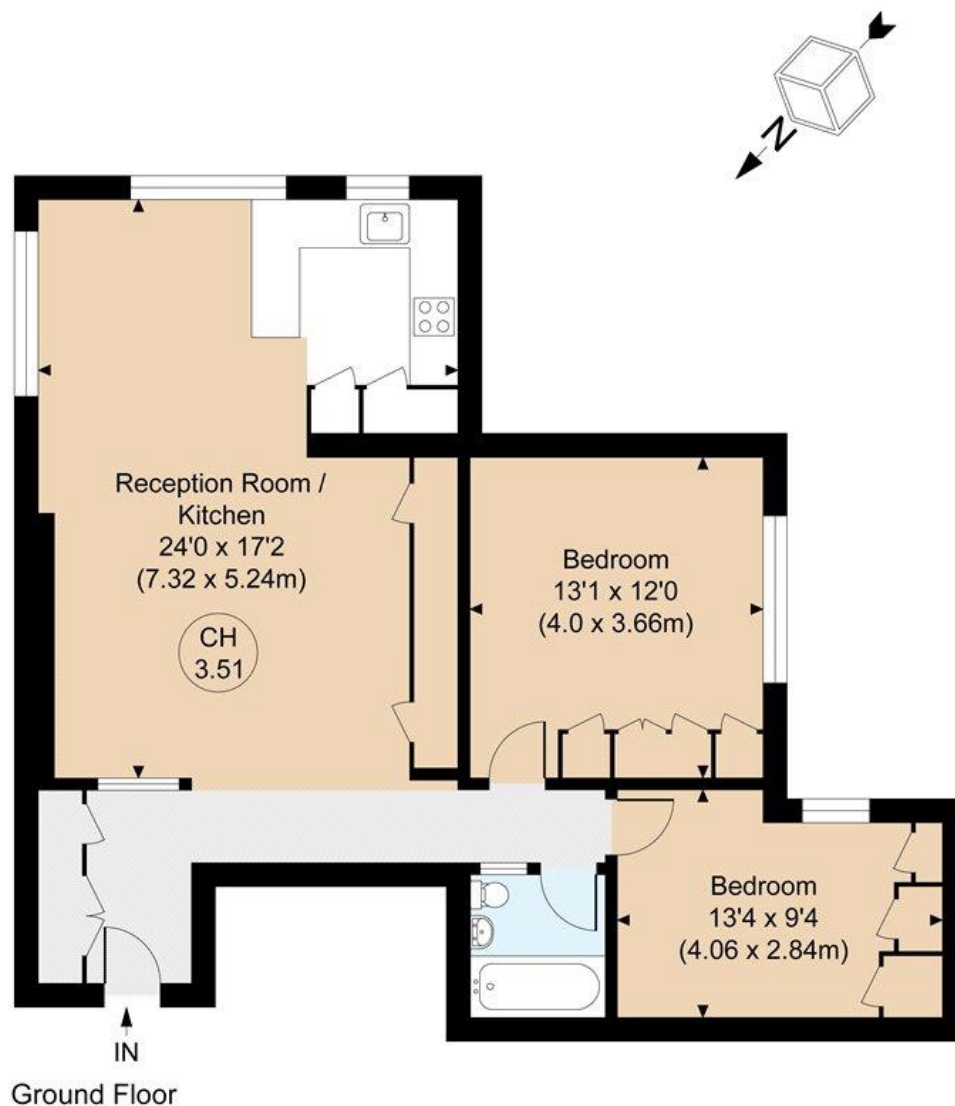
### LOCATION:

Arundel Gardens is an impressive and well-located residential street set between two sets of communal gardens in the heart of Notting Hill, running between Kensington Park Road and Ladbroke Grove, a short stroll from some of Notting Hill's most popular restaurants and boutiques.









### ARUNDEL COURT

Gross Internal Area 841 sq. ft / 78.10 sq. m

Excluding Storage

CH = Ceiling Heights

For identification purposes only.

The Position and size of doors, windows, appliances

Bedroom and other features are approximate only.

**For illustrative purposes only - not to scale**

**Floorplan provided by Douglas and Gordan.**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 977 year and 1 months

**Service Charge:** £5500 per annum

**Ground Rent:** £ 82.5 Annually (subject to increase)

**Council Tax Band:** F (RBKC)

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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