



**ARUNDEL GARDENS, LONDON, W11**  
**£795 PER WEEK UNFURNISHED**

**A FANTASTIC TWO BEDROOM FLAT ON THE FIRST FLOOR OF A PERIOD BUILDING ON THIS PRETTY TREE LINED STREET WITH VIEWS AND USE (CHARGES MAY APPLY) OF THE HIGHLY SOUGHT AFTER COMMUNAL GARDENS BEHIND.**

**Notting Hill Lettings | 0207 727 3227 | [nottinghill@winkworth.co.uk](mailto:nottinghill@winkworth.co.uk)**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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**DESCRIPTION:**

A fantastic two bedroom flat on the first floor of a period building on this pretty tree lined street with views and use (charges may apply) of the highly sought after communal Gardens behind. The property comprises a wonderfully bright and spacious living room with wooden floors, floor to ceiling windows leading out to the balcony, separate fitted kitchen, two large double bedrooms with ample storage and a gorgeous private roof terrace, accessed by a spiral staircase in the master bedroom - the property further benefits spacious bathroom with both bath and walk in shower. Viewings highly recommended.



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**LOCATION:**

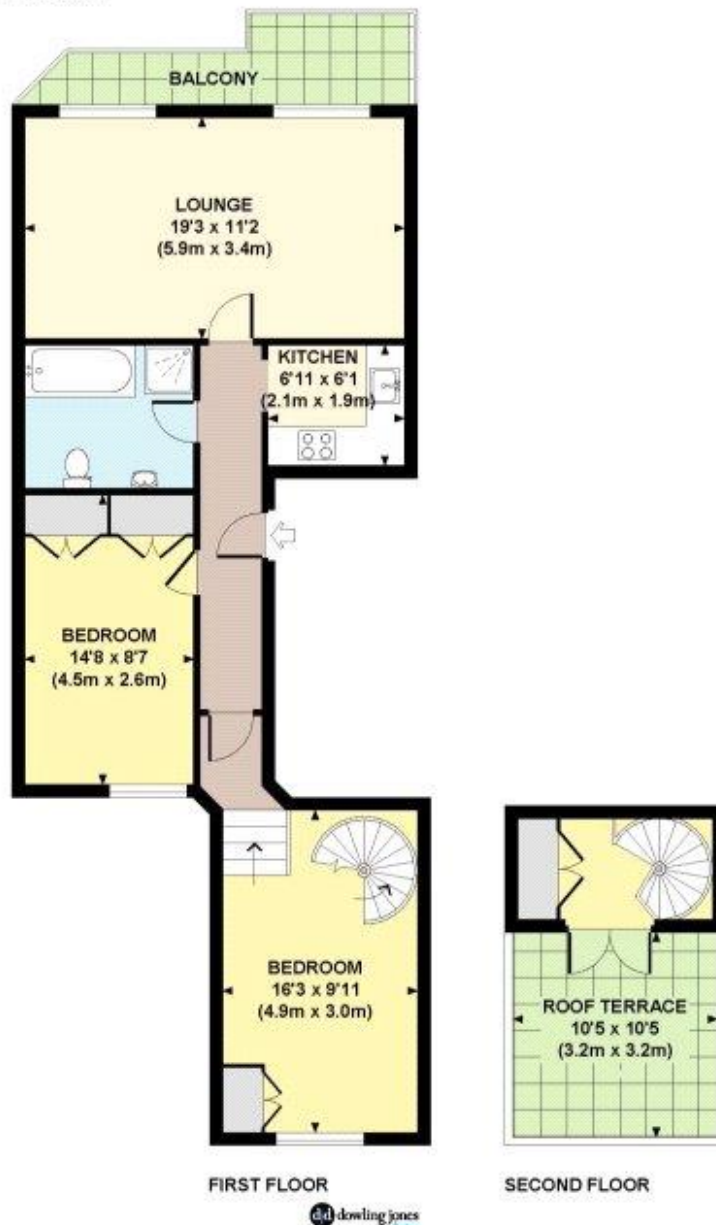
Arundel Gardens is an impressive and well-located residential street set between two sets of communal gardens in the heart of Notting Hill, running between Kensington Park Road and Ladbrooke Grove, a short stroll from some of Notting Hill's most popular restaurants and boutiques.

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# ARUNDEL GARDENS, W11

Approx. gross internal area  
743 Sq Ft / 69 Sq M.



Every attempt has been made to ensure the accuracy of this floor plan; however, measurements are approximate and for decision purposes only. Note: Scale: Photographs, floor plans & drawings © 2011 Dowlings Jones Design Ltd. www.dowlingsjonesdesign.com 020 78 10 9033 / 01753 874299

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Deposit:** £0.00

**Holding Deposit:**

**Council Tax Band:**

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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