



MOUNTGRANGE
HERITAGE



Arundel Gardens, W11

£1,850 per week Fees May Apply

A beautiful garden flat in a classic stucco-fronted Notting Hill house. This bright and well presented apartment has a spacious reception room with a dining area, two double bedrooms, two bathrooms and a large kitchen with direct access to the garden. In addition to the private garden, the property has access to the wonderful communal gardens of Arundel Gardens.

2 Bedrooms | 2 Reception Rooms | 2 Bathrooms
Furnished

Notting Hill Office

27 Kensington Park Road, London W11 2EU
020 7221 2277

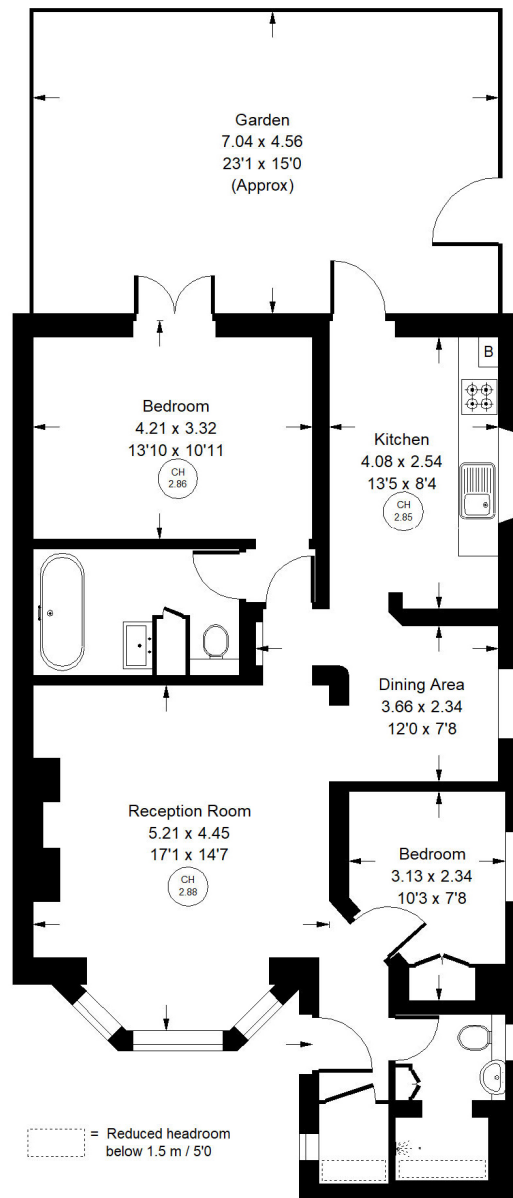
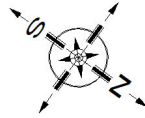
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Other offices Kensington - North Kensington

mountgrangeheritage.co.uk

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Approx. Gross Internal Area
78.5 sq m / 845 sq ft



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

2 ARUNDEL GARDENS LONDON W11		Energy rating D
Valid until 8 December 2030	Certificate number 0120-0720-0026-1292-0083	

Property type

Basement flat

Total floor area

82 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.