



CLARENDON ROAD, W11  
**£1,250,000 SHARE OF FREEHOLD**

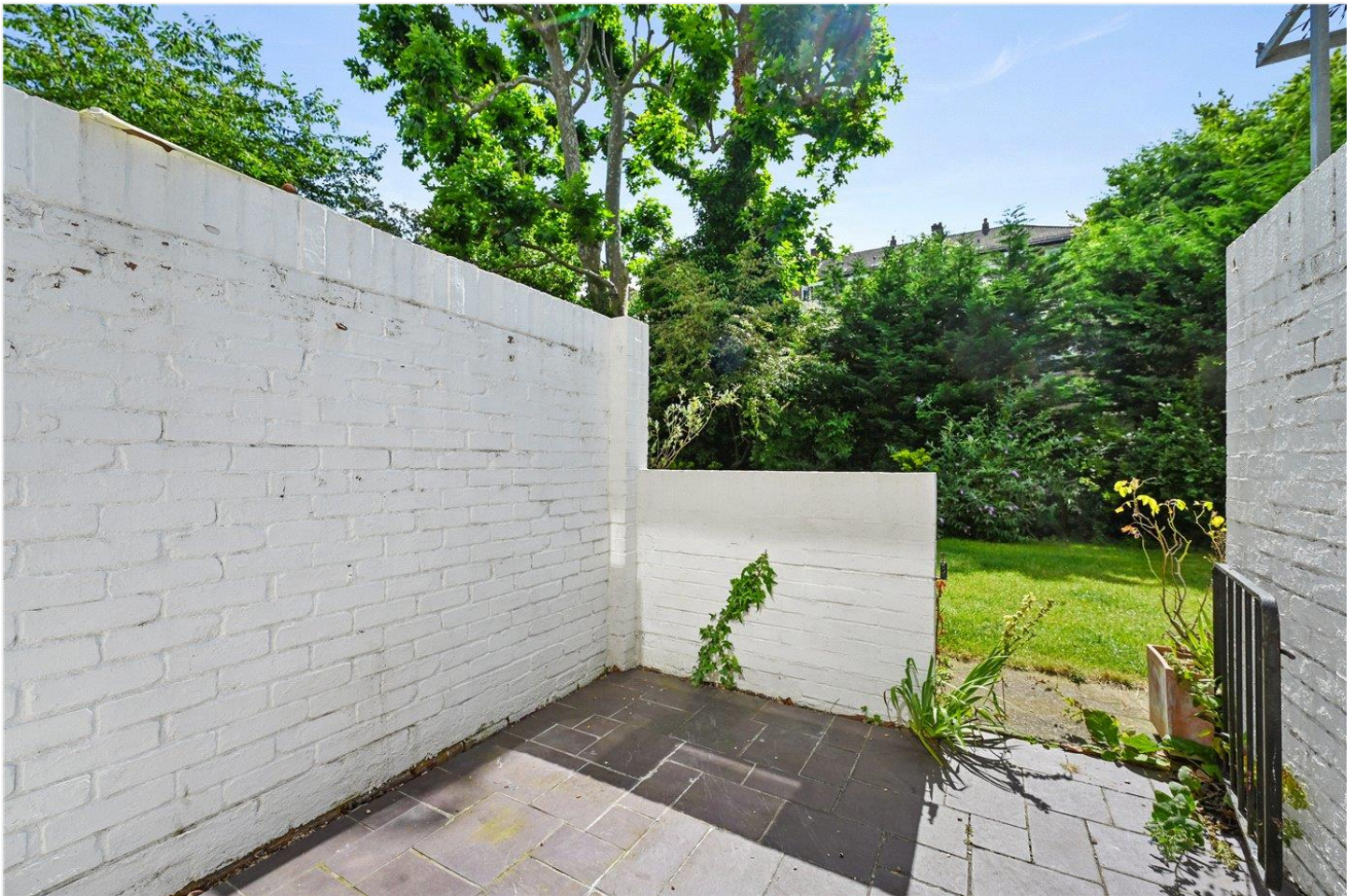
**AN EXTREMELY BRIGHT, THREE BEDROOM WEST FACING HOUSE, WITH PRIVATE GARDEN AND A COMMUNAL GARDEN, WITH OFF STREET PARKING IN THIS EXCLUSIVE HOLLAND PARK LOCATION.**

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

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## **DESCRIPTION:**

This wonderful house, while in need of complete modernisation, offers a fantastic opportunity to create a stylish home in this sought after location. The accommodation extends to 1,265 sq.ft which includes the garage. Entered on the raised ground floor, the hallway with a guest w.c. leads to the split-level kitchen and dining room with French doors to the private garden which in turn leads to a communal garden. The reception room is on the first floor, the principal bedroom with ensuite bathroom on the second floor, while on the third are two further bedrooms and bathroom. The garage is located on the lower ground floor and can also be accessed internally, there is off street parking to the front of the garage.

## **LOCATION:**

Clarendon Road leads off Holland Park Avenue in Notting Hill. Close to Holland Park and the infamous Portobello Road market and bohemian Westbourne Grove with its stylish boutiques and cafes. The nearest underground station is Holland Park offering the Central line and driving routes out of London are easily accessed via the A40 and the A4.

### **Utilities:**

Electricity – Mains

Water – Mains

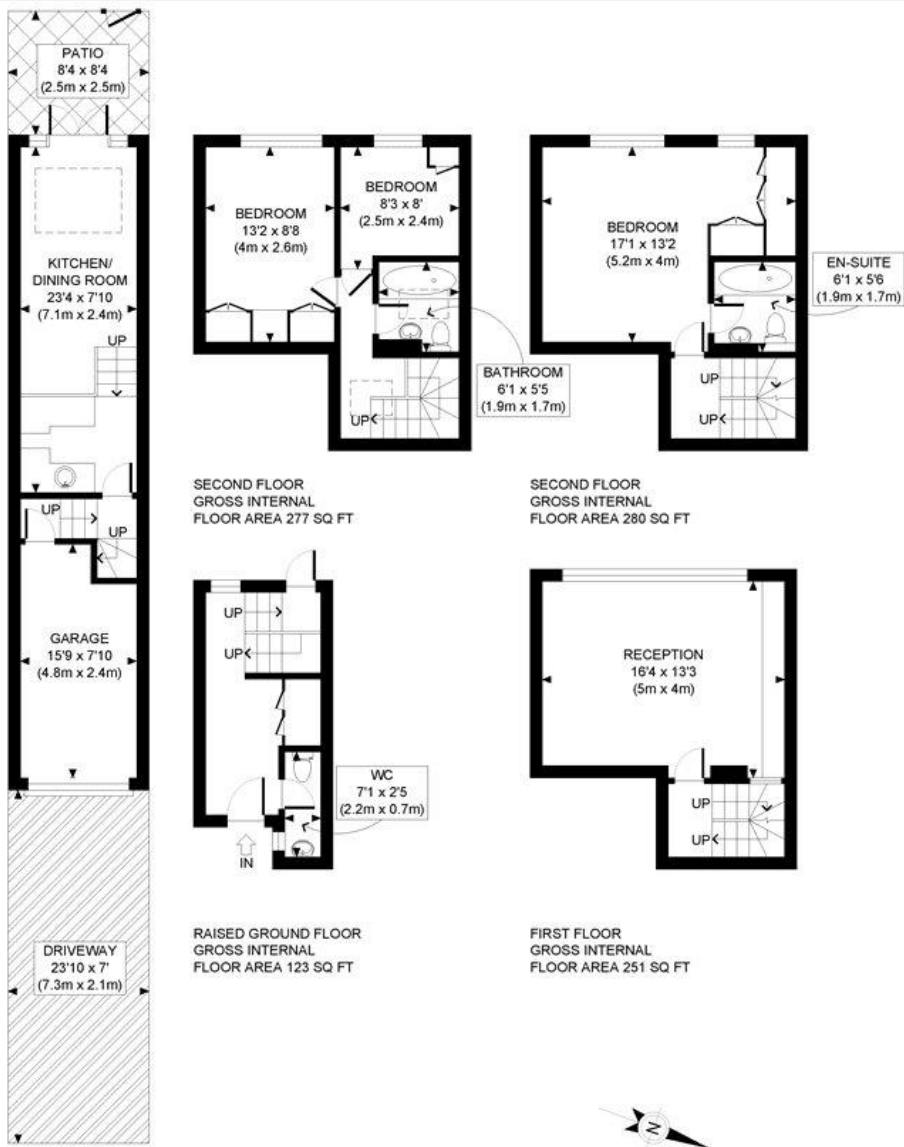
Sewerage – Mains

Heating – Gas

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

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





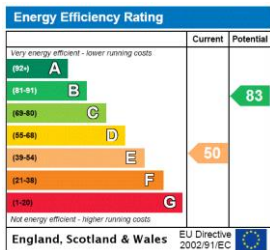
APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1265 SQ FT/ 118 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1145 SQ FT/ 106 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**

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.



**Tenure:** Share of Freehold

**Term:** 92 year and 6 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** G (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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