



CLARENDON ROAD, W11
£495,000 LEASEHOLD

A VERY BRIGHT AND WELL-PRESENTED ONE BEDROOM APARTMENT IN THIS MUCH SOUGHT AFTER NOTTING HILL AND HOLLAND PARK LOCATION.

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

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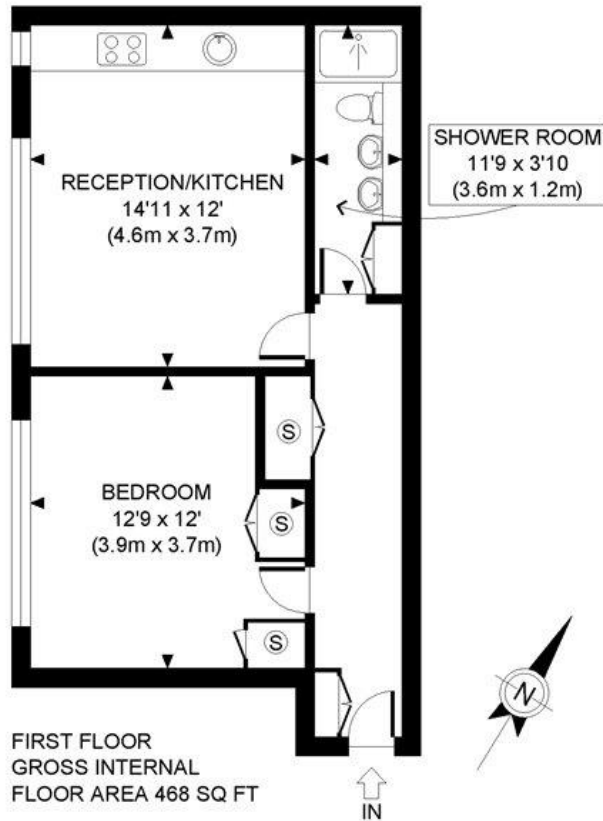
DESCRIPTION:

This fabulous and perfectly presented apartment is situated in the heart of one of the most prestigious roads in Notting Hill and Holland Park. Extending to 468 sq.ft and situated on the first floor, the accommodation comprises: entrance hall; bedroom with built in wardrobes; open plan kitchen/reception room and a large shower-room. A particular feature of the property is the very large south west facing windows.

LOCATION:

Clarendon Road leads off Holland Park Avenue in Notting Hill. Close to Holland Park, the famous Portobello Road market and bohemian Westbourne Grove, with its stylish boutiques and cafes. The nearest underground station are Holland Park (Central Line) and Ladbroke Grove (Circle and Hammersmith & City Line) and driving routes out of London to the West are easily accessed via the A40 and the A4.





APPROX. GROSS INTERNAL FLOOR AREA: 468 SQ FT/ 43 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^{COOK}
THE TOP STEP FOR PROPERTY MARKETING

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: Leasehold

Term: 134 year and 10 months

Service Charge: £2,500 per annum

Ground Rent: Peppercorn

Council Tax Band: D (Royal Borough of Kensington and Chelsea)

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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