



CLARENDON ROAD, W11
£500,000 LEASEHOLD

A WELL-APPOINTED AND BRIGHT FIRST FLOOR, ONE BEDROOM APARTMENT WITH A BALCONY AND ACCESS TO MONTPELIER SQUARE COMMUNAL GARDENS.

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

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DESCRIPTION:

A well-appointed and bright first floor, one bedroom apartment with a balcony and access to Montpelier Square Communal Gardens. This immaculately presented one bedroom first floor apartment extends to 427 sq.ft, and comprises; entrance hall, sitting and dining room with a west facing balcony, separate kitchen, large bedroom and a bathroom. There are wonderfully manicured and landscaped gardens as part of the development as well as the much-coveted access to Montpelier Square Communal Gardens, which are to the rear of the property.

LOCATION:

Located on the corner of Lansdowne Rise and Clarendon Road, this apartment benefits from a prime Notting Hill 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

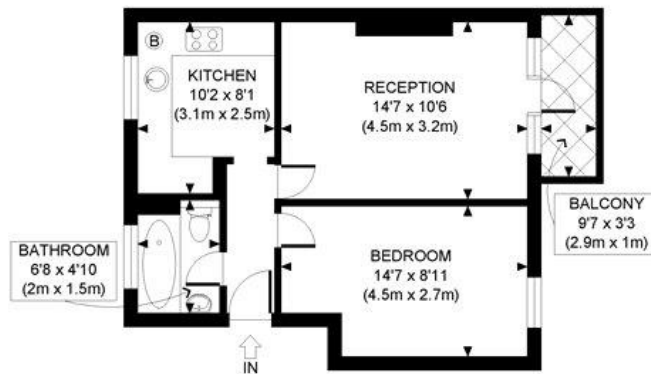
Sewerage – Mains

Heating – Gas

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

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





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 427 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 427 SQ FT/ 40 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
REAL ESTATE PHOTOGRAPHY & DESIGN

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold

Term: 85 year and 0 months

Service Charge: £1200 per annum

Ground Rent: £ 0

Council Tax Band: B (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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