

Lot 46



**Flat 25, 85 Clarendon Road, (The Quest),
Notting Hill, London, W11 4XQ**

**By order of a Major
Housing Association**



All enquiries Ref: James Paterson

- **Long leasehold second floor self-contained flat requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Clarendon Road between its junctions with Portland Road and Clarendon Cross. Public transport links include a choice of Latimer Road (Circle line and Hammersmith & City Line) and Holland Park (Central Line) underground stations together a network of local bus services serving the surrounding vicinity. Road links include the A40 and A4. Shopping amenities can be found locally within Notting Hill with an extensive range of shops, bars and restaurants being found in Westfields Shopping Centre to the west and Oxford Street to the east. Recreational pursuits can be found locally at the open spaces of Avondale Park and Holland Park.

Description:

Long leasehold second floor self-contained flat requiring modernisation.

Accommodation:

Second floor: One bedroom, reception room, kitchen, bathroom/WC, hallway

Gross Internal Area GIA:

Approximately 68 sq m (737 sq ft)

EPC rating: E

Council Tax Band: D

Lease:

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

