



CLARENDON PLACE
LONDON, W2

GRANT J BATES
— PROPERTY —



A unique lateral home moments from Hyde Park

GJB

Clarendon Place, London, W2

Freehold

- Hyde Park Location
- Lateral Space
- Ampe Potential
- Four to Five Bedrooms
- Garages
- Vaults
- Potential for Nanny Flat
- Freehold

Description

Offered for the first time in over three decades, this exceptional Freehold house spans approximately 3,646 sq ft and occupies a wide, lateral plot on one of central London's most prestigious addresses, just moments from Hyde Park. Arranged across five floors, the house offers five bedrooms, three bathrooms and expansive living space, with excellent natural light and proportions throughout.

A wide entrance hall leads to a bright reception room, formal dining area, and large eat-in kitchen, with a separate study completing the ground floor. The entire first floor forms a generous principal suite, formerly two bedrooms, now combined to create an expansive retreat with fitted wardrobes and potential for a private en-suite.

Three further bedrooms are arranged over the upper levels, including a flexible top-floor room with kitchenette and access to a private, southerly-facing roof terrace.

The lower ground floor includes a fifth bedroom, bathroom, utility, vaults, storage room and direct internal access to a double garage approached via the rear mews. This level also has its own street entrance, offering potential for a self-contained flat, subject to consents.

Situation

Clarendon Place is a quiet no-through road steeped in history and forms part of an elegant Georgian terrace near Connaught Village. Hyde Park, Oxford Street and an array of transport links — including Lancaster Gate, Paddington and Marble Arch — are all within easy reach. A rare opportunity to acquire a wide, light-filled Freehold home with outstanding potential in an exceptional central London setting.

Additional Information

Local Authority: Westminster

Council Tax Band: TBC

EPC Rating: C

Grant J Bates

Director

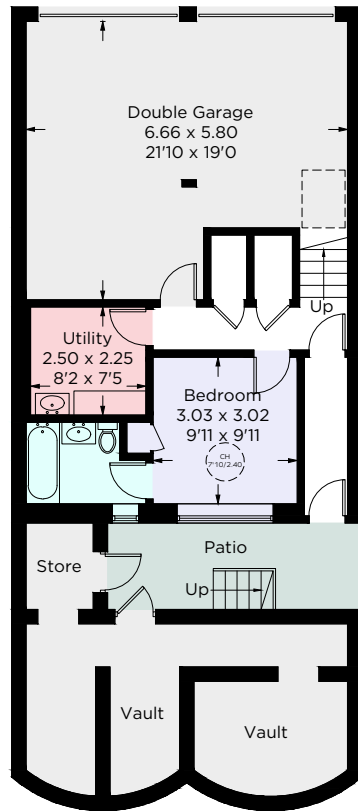
07591 820 395

grant@grantjbates.com

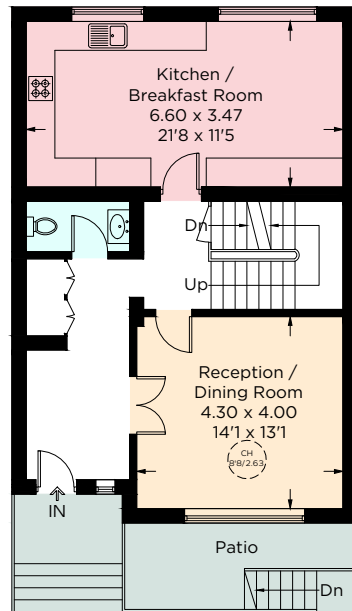




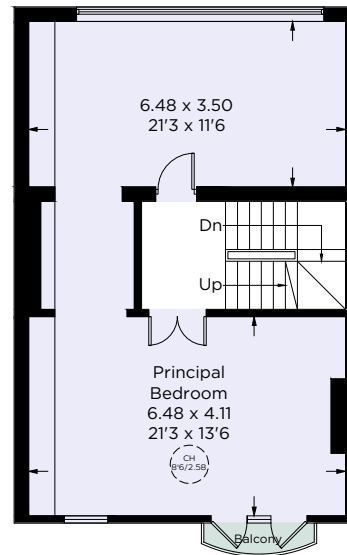




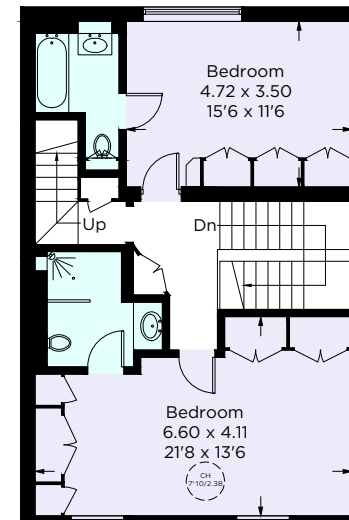
Lower Ground Floor



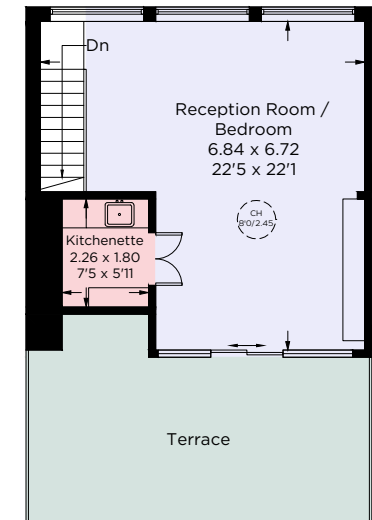
Ground Floor



First Floor



Second Floor



Third Floor

= Reduced headroom below 1.5m / 5'0

Clarendon Place

Approximate Gross Internal Area = 312.8 sq m / 3366 sq ft (Including Reduced Headroom / Garage), Store / Vaults = 26.0 sq m / 280 sq ft,
Total = 338.8 sq m / 3646 sq ft, Approximate Gross External Area = 50.9 sq m / 548 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.