

# CLARENDON ROAD



Resident permit holders only  
Valid from 1st October 2018 to 31st October 2018

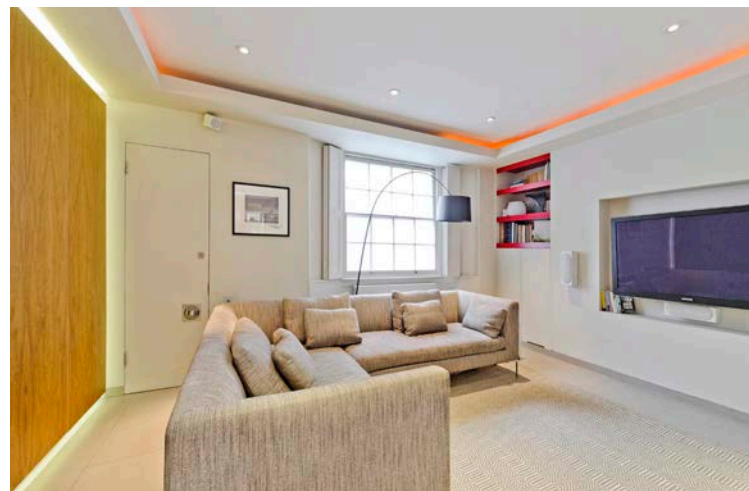




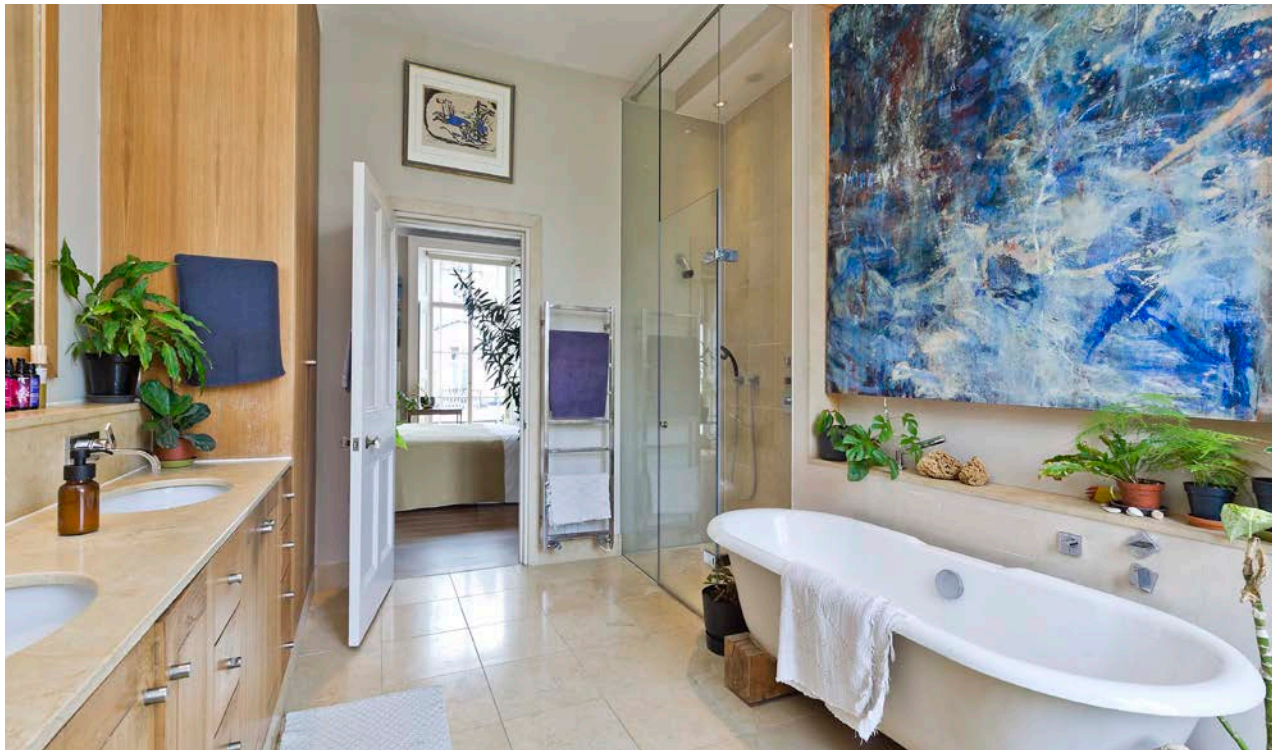
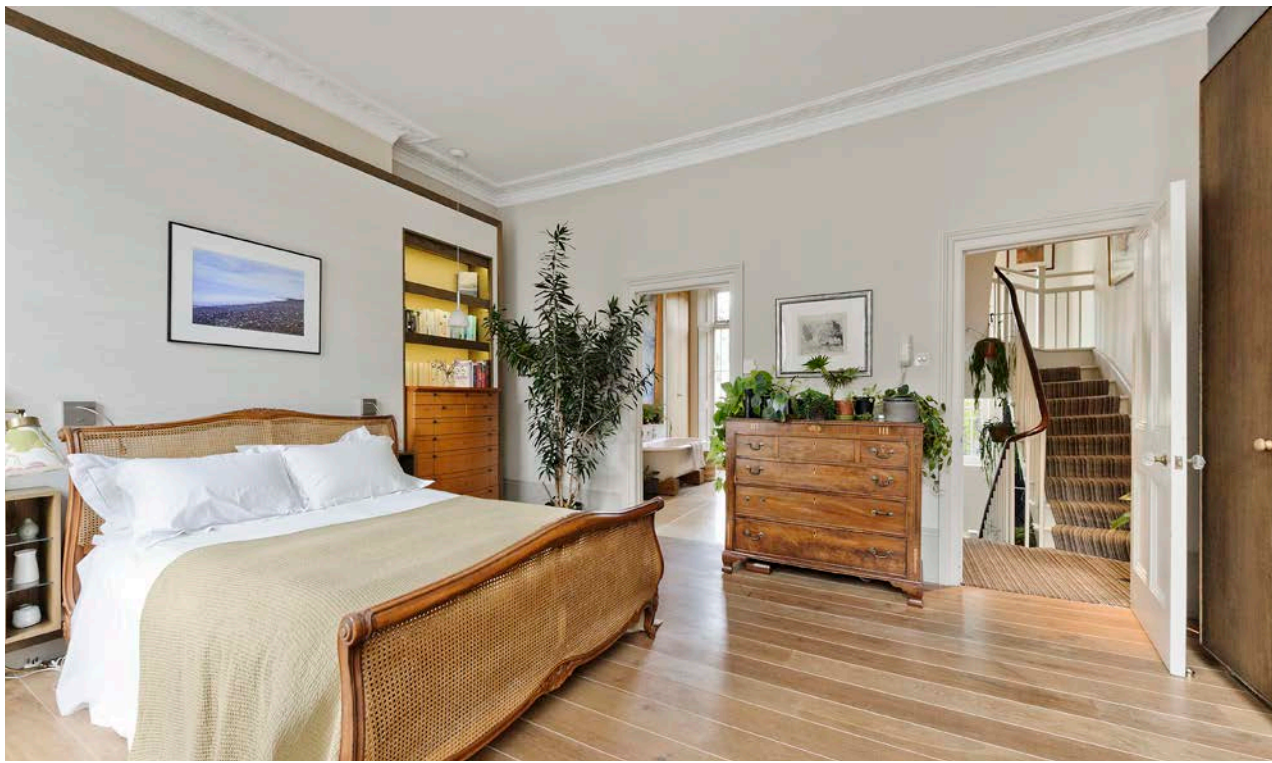
## Clarendon Road, W11 Freehold

A handsome Grade II listed house which is flooded with natural light and retains many attractive period features. This wonderful family home benefits from a beautiful south-east facing garden and being located at the southern end of Clarendon Road is only a short walk from the gates to Holland Park. The raised ground floor of the house provides a double reception room and access down to the garden. On the lower level the kitchen dining room opens onto a large conservatory which leads directly out to the garden whilst to the front of the house there is a family room with separate cloakroom. The entire first floor is devoted to the principal bedroom suite which has an impressive bathroom and generous storage. On the second floor there are three further bedrooms and a family bathroom.

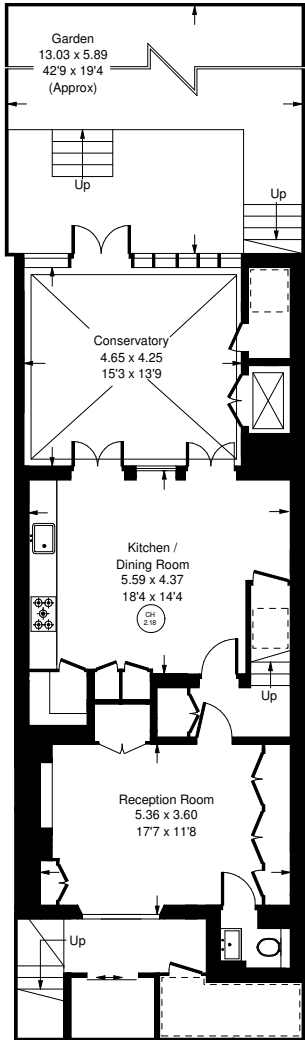
The shops and restaurants at Clarendon Cross and on Holland Park Avenue are just moments away as is Holland Park tube station (Central Line). Portobello Road, Notting Hill Gate and Westbourne Grove are within walking distance.







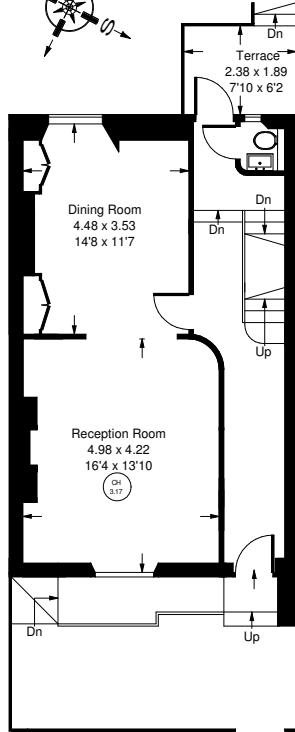
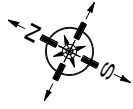




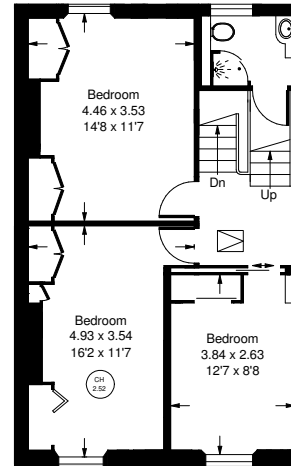
Lower Ground Floor

Approx. Gross Internal Area  
= 236 m<sup>2</sup> / 2540 ft<sup>2</sup>  
(Excluding Void)

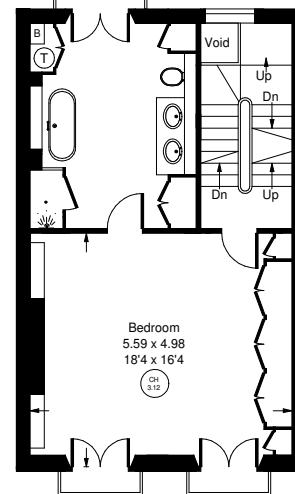
--- = Reduced headroom  
below 1.5 m / 5'0"



Raised Ground Floor



Second Floor



First Floor



## Clarendon Road, W11

Local Authority **Royal Borough of Kensington & Chelsea**

- Four Bedrooms
- Double Reception Room
- Family Room
- Conservatory
- South-East Facing Garden
- EPC: D
- Council Tax Band: H



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

LONDON OFFICES

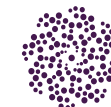
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