



The Studio  
Clareville Grove, SW7





A spacious, quiet, 2190 sqft, three bedroom freehold house with a unique entertainment room and an exceptional south-west facing roof terrace, as well as off street parking.

Highlights include:

- Off street parking
- Unique and spacious ground floor reception room
- Well-appointed kitchen to the first floor
- Main bedroom with incredible storage and en suite bathroom
- Two further double bedrooms with storage
- Additional bathroom
- South-west facing roof terrace
- Access to shared communal patio garden
- Cloakroom, and entrance hall

Clareville Grove is a quiet, tree-lined street within easy reach of a good selection of boutique shops and restaurants on the Old Brompton Road and Gloucester Road. There are also good transport links with both South Kensington and Gloucester Road tube stations approximately 0.3 miles away.

**Asking Price £3,000,000**

Energy Efficiency Rating		Current	Potential
<small>Not energy efficient - higher running costs</small>			
104-120	A		
81-103	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

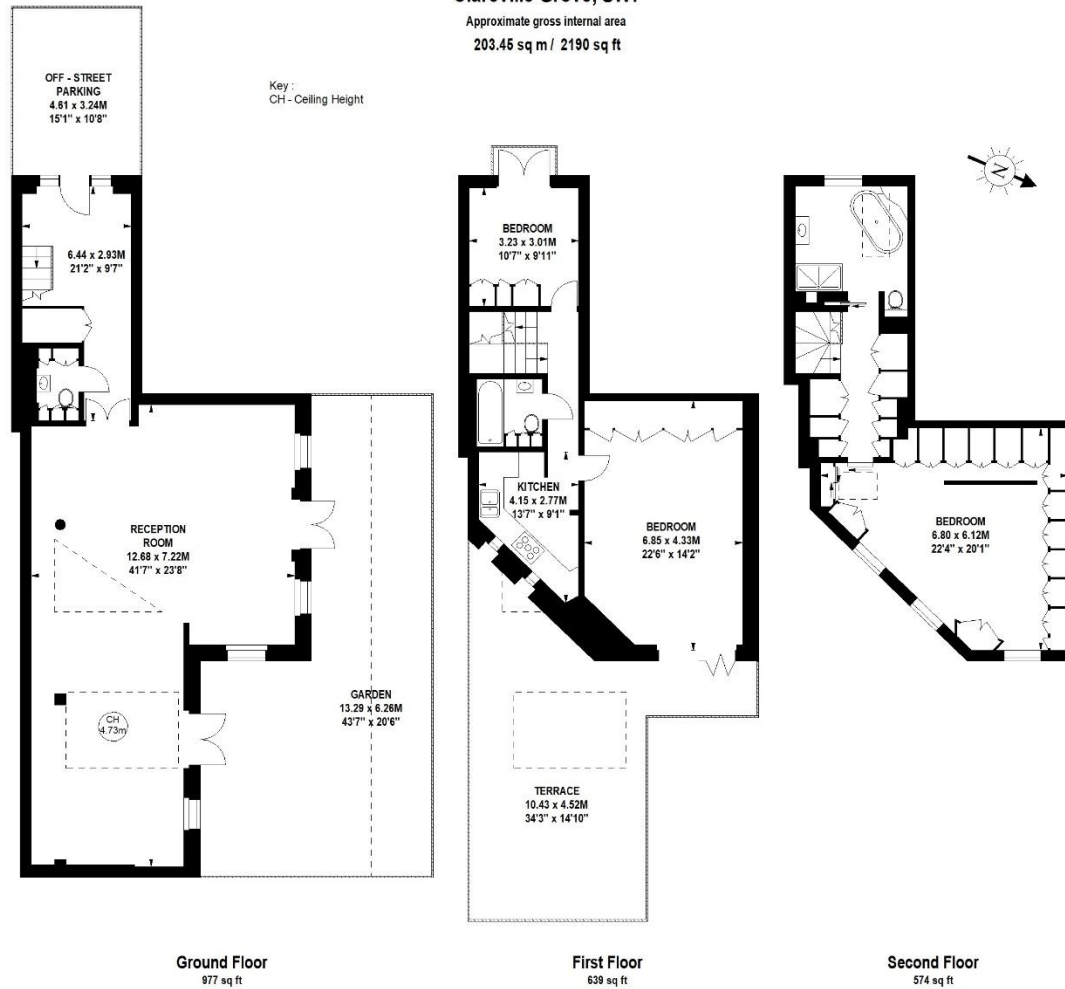
**Tenure:** Freehold  
**Service Charge:** N/A  
**Ground Rent:** N/A  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** H

*Chestertons South Kensington Sales*

44-48 Old Brompton Road  
 London  
 SW7 3DY  
 southkensington@chestertons.co.uk  
 020 7589 1234  
 chestertons.co.uk

## Clareville Grove, SW7

Approximate gross internal area  
203.46 sq m / 2190 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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