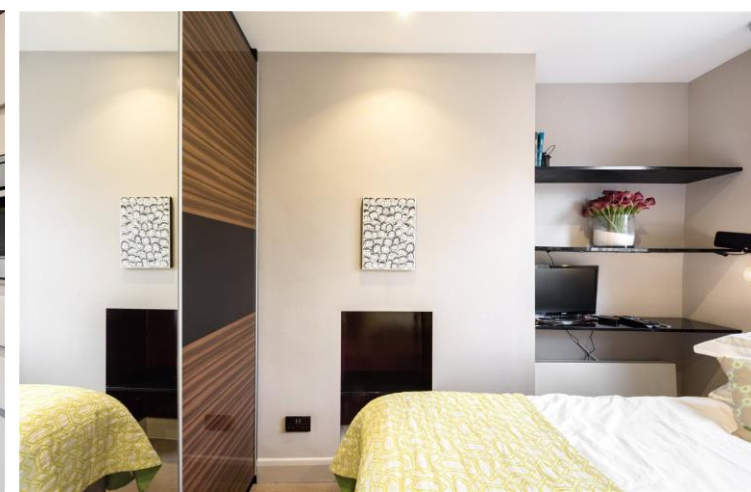




Clarendon Road  
Notting Hill, W11

CHESTERTONS





A high specification three bedroom flat located in the desirable Clarendon Cross area.

This property is split over two levels with three bedrooms, two of which benefit from built in storage space. Recently refurbished throughout, the flat boasts a sleek open plan kitchen and living area that benefits from under floor heating and a nest heating system. The stairs from the kitchen lead up to a spectacular roof terrace with views of the colourful Elgin Crescent and Holland Park.

0.5 Miles from Holland Park Tube station (Central Line) and 0.4 Miles to Ladbroke Grove Tube station. (Hammersmith and city & circle line).

- Three Bedrooms
- Refurbished
- Roof Terrace
- 0.5 miles from Holland Park Tube

Asking Price £1,395,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
Reasonably energy efficient	C		
	D		
Not very energy efficient - higher running costs	E		
	F		
Not energy efficient - higher running costs	G		

**Tenure:** Leasehold 995 years remaining with a Share of Freehold  
**Service Charge:** £1,300 Ad hoc  
**Ground Rent:** £0  
**Local Authority:** RBK&C  
**Council Tax Band:** D

*Chestertons Notting Hill Sales*

30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

[nottinghill@chestertons.co.uk](mailto:nottinghill@chestertons.co.uk)

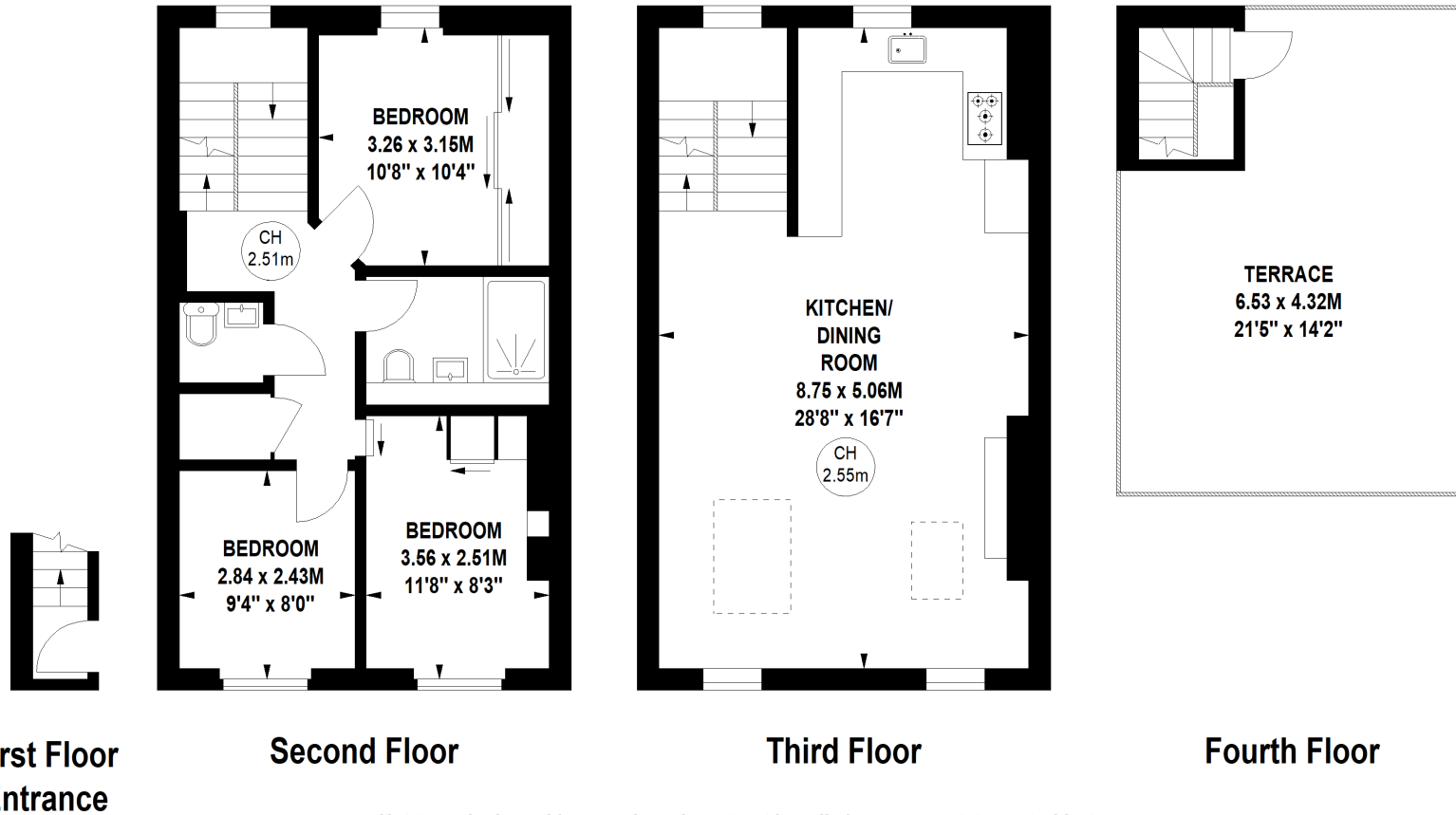
0203 040 8585  
[chestertons.co.uk](http://chestertons.co.uk)

# Clarendon Road, W11

Approximate gross internal area

92.25 sq m / 993 sq ft

Key :  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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