

CLIFTON GATE, HOLLYWOOD RD,  
CHELSEA, SW10

# CLIFF GATE SW1

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# HOME FEATURES & SPECIFICATIONS

A well-presented three-bedroom house arranged over four floors, quietly positioned within a private gated development in Chelsea SW10 with portage. The property offers generous proportions, excellent natural light and a thoughtfully arranged layout, providing a clear distinction between living, entertaining and bedroom accommodation. Additional features include private outdoor space, a garage and multiple reception areas, making the house well suited to those seeking space, privacy and convenience in a prime Chelsea location.

**RECEPTION ROOM**

**THREE DOUBLE BEDROOMS**

**KITCHEN**

**DINING ROOM**

**TWO BATHROOMS**

**GUEST WC**

**UTILITY ROOM**

**PRIVATE PATIO**

**GARAGE**

**PRIVATE PARKING**

**PORTER**

**PRICE**

£1,600pw

**LOCAL AUTHORITY**

Royal Borough of  
Kensington & Chelsea  
(RBKC)

**COUNCIL TAX**

Band H

**FURNISHINGS**

Unfurnished

**AVAILABLE**

April 2026







# KITCHEN & RECEPTION

The ground floor accommodates a fitted kitchen alongside a dedicated dining room, which opens directly onto a private patio garden, creating a practical and well-defined entertaining space.

The first floor is entirely dedicated to a substantial reception room, offering excellent proportions and French doors opening onto an ornamental balcony. Additional features include a guest WC, utility room and an integral garage.





# BEDROOMS & BATHROOMS

The upper floors comprise three well-proportioned bedrooms, including a spacious principal suite occupying the top floor with direct access to a private balcony. The principal bedroom benefits from an en suite bathroom featuring a double sink, bath and separate shower. Two further bedrooms are located on the second floor and are served by a bathroom with shower. All bedrooms benefit from good storage and natural light.



Principal Bedroom Suite





Reception



Patio



Second Bedroom



Principal En-Suite



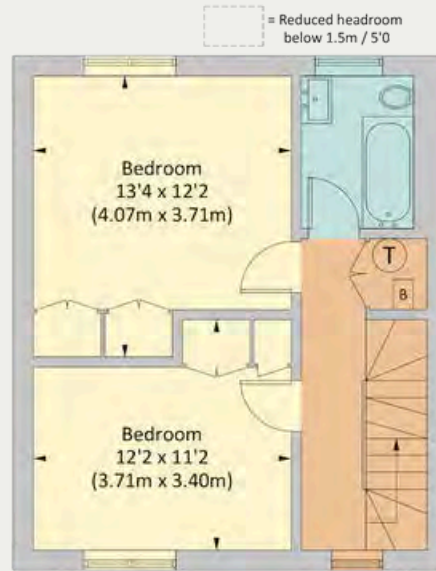


Exterior

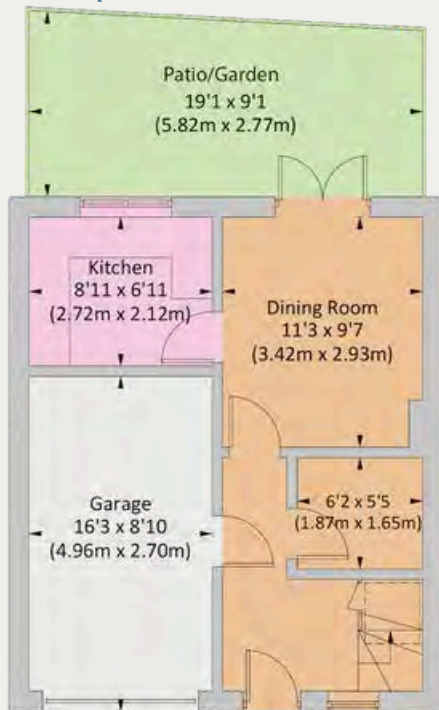




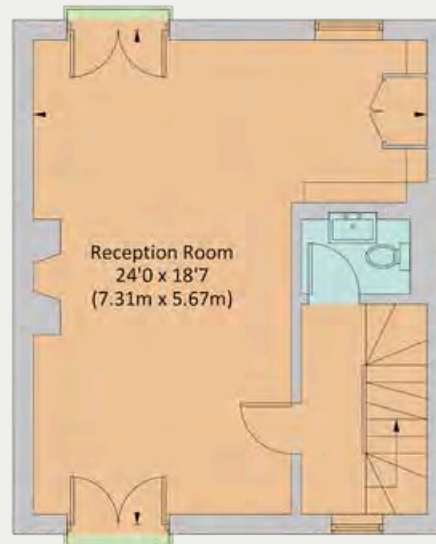
Third Floor  
(338 Sq Ft.)



Second Floor  
(437 Sq Ft.)



Ground Floor  
(440 Sq Ft.)



First Floor  
(441 Sq Ft.)



# FLOOR PLANS & EPC

## TOTAL APPROXIMATE GROSS INTERNAL AREA

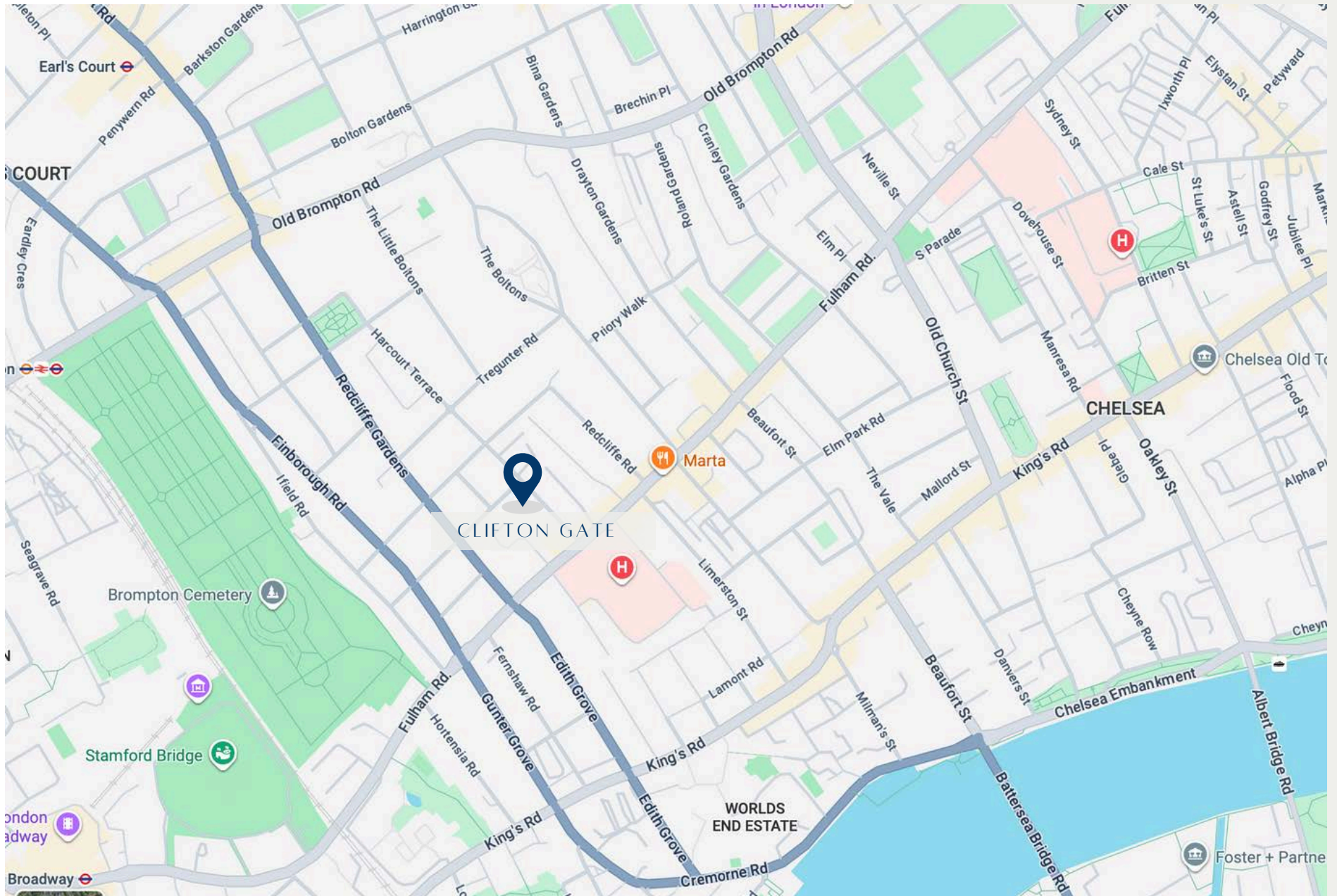
1,656 sq ft / 153.9 sq m  
(Including Garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING: C  
2190-6229-0222-0296-  
3023



# LOCATION & MAP





# FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Situated close to the Fulham Road, the property is well located for Chelsea and South Kensington amenities, including an array of restaurants, cafés, boutique shopping and a local cinema. Transport connections are excellent, with West Brompton and Earl's Court stations nearby, along with multiple bus routes providing convenient access across London.

## RESTAURANTS

### STECCA

14 Hollywood Rd,  
SW10 9HY

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### OSTERIA FIORENTINA

11 Park Walk,  
SW10 0AJ

## GROCERIES

### BAYLEY & SAGE

180-184 Fulham Rd,  
SW10 9PN

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### M&S Simply Food

289-291 Fulham Rd,  
SW10 9PZ

## CAFES & BAKERIES

### GAIL's Bakery

341 Fulham Rd,  
SW10 9TW

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### B Bagel

236D Fulham Rd,  
SW10 9NB

## SCHOOLS

### SERVITE RC PRIMARY

252 Fulham Rd,  
SW10 9NA

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### CHELSEA ACADEMY

Lots Rd,  
SW10 0AB

## SHOPPING

### FULHAM ROAD

10 yards

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### KINGS ROAD

0.4 miles

## TRANSPORT LINKS

### FULHAM BROADWAY STATION

District Line (approx. 8-10  
min walk)

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### WEST BROMPTON STATION

District Line & London  
Overground (approx. 7-  
12 min walk)





## GET IN TOUCH

### CONTACT INFORMATION

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