

Clarendon Road, W11

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£395,000 *Share of Freehold*

A light-filled second-floor studio flat and direct access to Montpelier communal gardens.

KEY FEATURES

- Access to Montpelier communal gardens.
- Light-filled, high-ceiling studio.
- Separate fully equipped kitchen.
- Charming feature fireplace.
- Prime W11 Notting Hill location.
- Excellent nearby tube links.





Notting Hill Sales

0207 727 3227 | nottinghill@winkworth.co.uk

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Set within Garden Court on Clarendon Road, this charming second-floor studio flat spans approximately 360 sq ft (33.45 sq m) and combines classic character with a bright, airy ambiance. The main living space features a large window that floods the room with natural light, high ceilings measuring 2.94m, and an attractive feature fireplace as a central focal point. The property also includes a separate, well-appointed kitchen and a bathroom. Residents have the right to apply for access to the beautifully maintained Montpelier communal gardens, offering a tranquil green retreat right in the heart of the city.



Situated on Clarendon Road in the vibrant area of W11, this property places you right in the heart of London's sought-after Notting Hill neighbourhood. The location offers exceptional connectivity across the capital, being within easy reach of several nearby Underground stations including Holland Park (Central Line), Ladbroke Grove (Circle and Hammersmith & City lines), and Latimer Road stations. Residents are also moments away from eclectic boutiques, neighbourhood cafes, and iconic local markets



MATERIAL INFORMATION

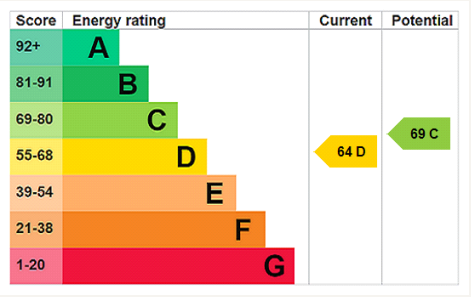
Tenure: Share of Freehold
Term: 960 years
Service Charge: £1,350 per annum
Council Tax Band: D (RBKC)
EPC rating: D
Is the property listed: Property is not listed



UTILITIES

Electricity – Mains
Water – Mains
Sewerage – Mains
Heating – Gas
Broadband https://checker.ofcom.org.uk/en-gb/broadband-coverage
Mobile Coverage https://checker.ofcom.org.uk/en-gb/mobile-coverage





For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/NHS260225

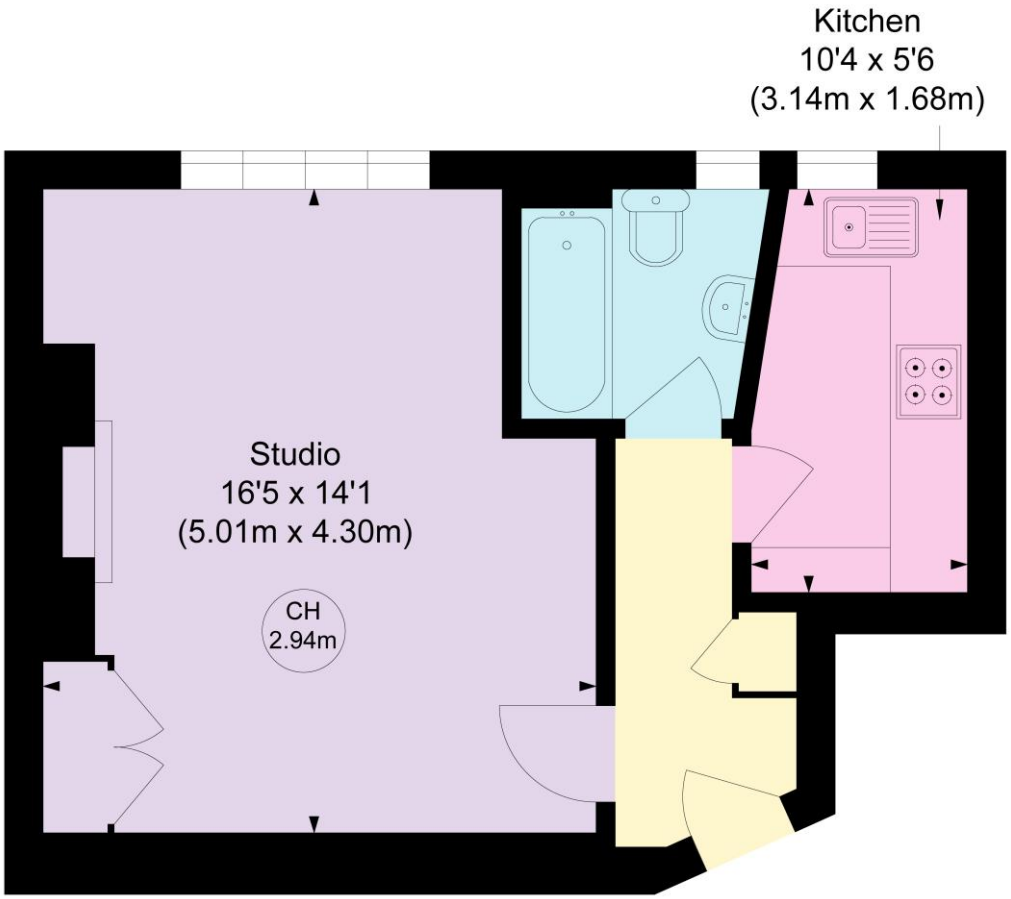
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

GARDEN COURT, W11

APPROXIMATE GROSS INTERNAL AREA
360 Ft ² - 33.45 M ²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :
CH - Ceiling Height



SECOND FLOOR

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