

113 Clarendon Road

Notting Hill

London

W11

MIXED-USE FREEHOLD

Winkworth

Development & Commercial Investment

Mixed-use freehold property offered with full vacant possession.



Executive Summary

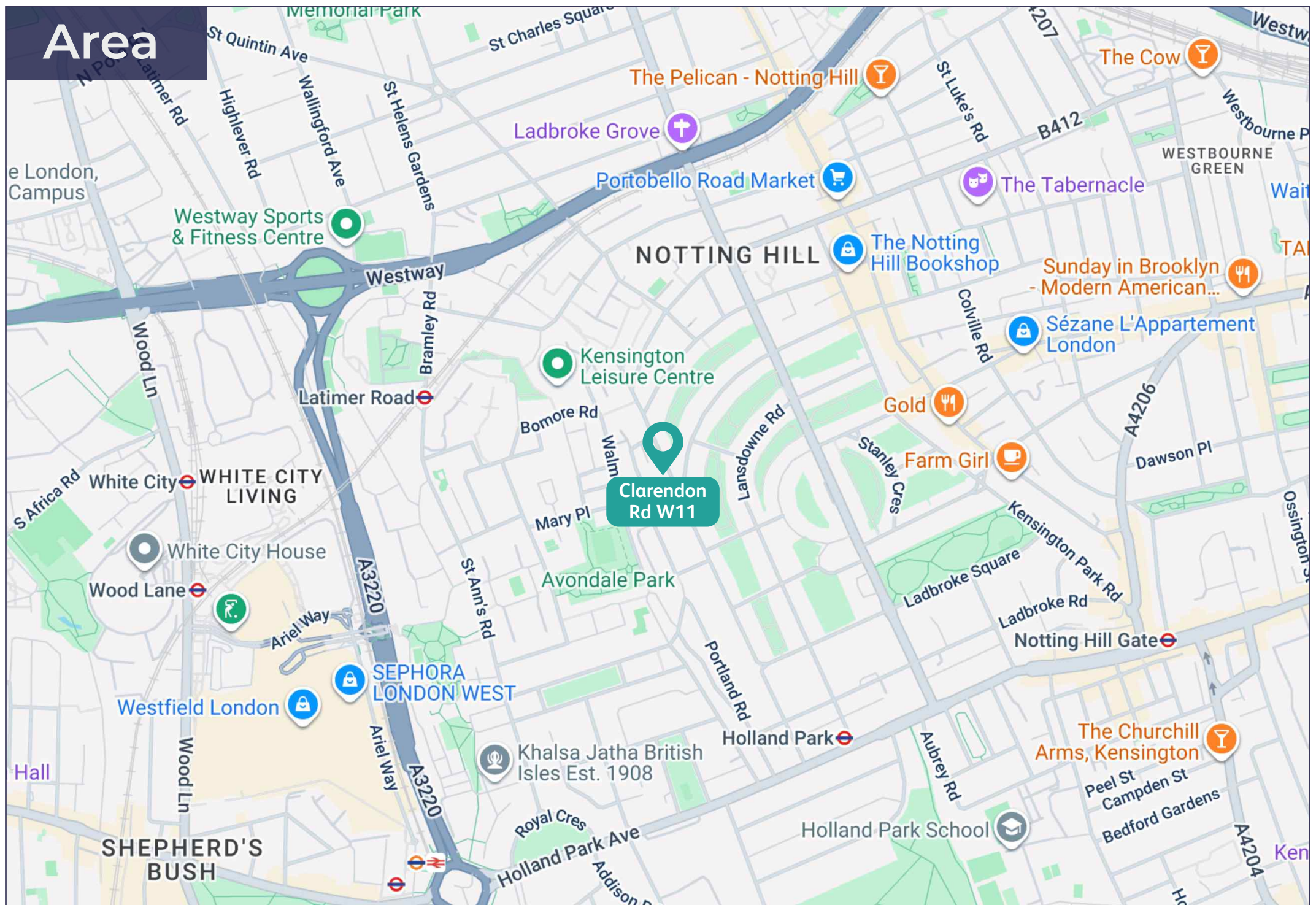
This is a rare and exceptional opportunity to acquire a substantial mixed-use freehold building in one of Prime Central London's most desirable locations, near the sought-after Holland Park corner of Notting Hill.

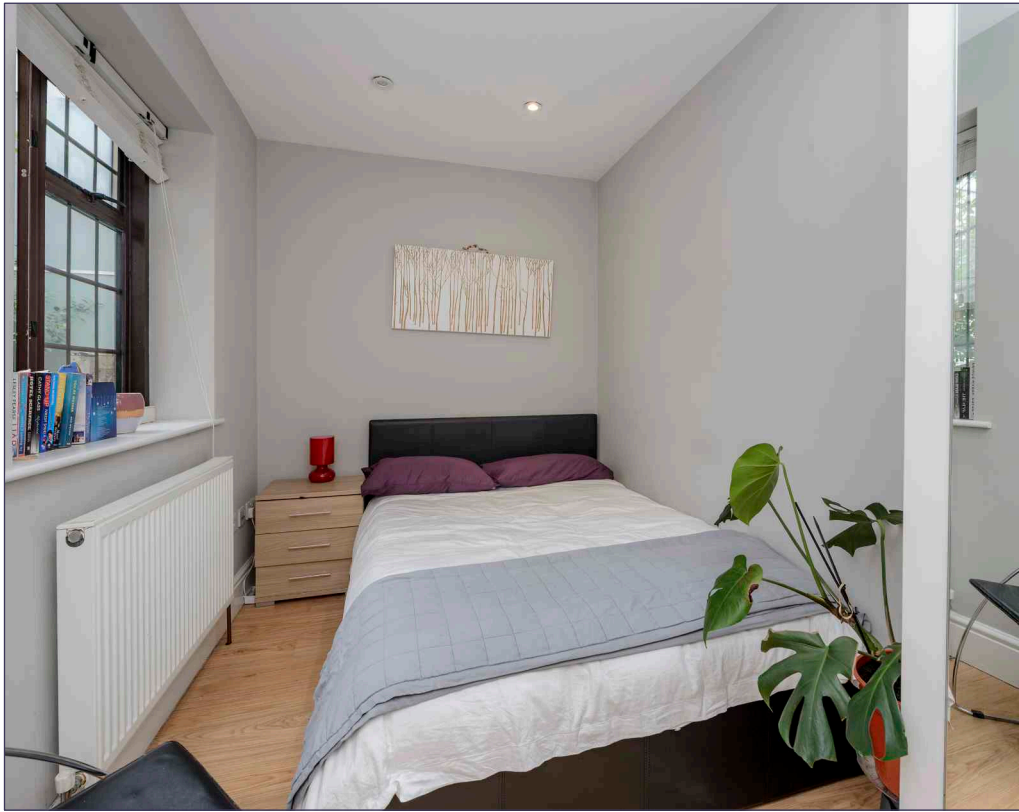
The property presents a versatile investment, combining both commercial and residential elements in a prestigious setting renowned for its strong rental demand, excellent connectivity, and vibrant lifestyle amenities.

- **Prime Central London Mixed Use Freehold**
- **GIA: 3,149 sq.ft. (293 sq.m.)**
- **Vacant retail/commercial unit**
- **Four vacant residential units (3 x 1 bed / 1 x 3 bed)**
- **Estimated Rental Value: £147,700 p.a.**
- **Prestigious location close to Notting Hill & Holland Park**



Area





DESCRIPTION

113 Clarendon Road is a period property of significant depth, originally constructed circa 1840 and sympathetically upgraded and extended over time. The building stands out for its architectural charm and street presence, set along a vibrant parade with a mix of commercial and residential occupiers.

The accommodation is arranged over five floors and comprises:

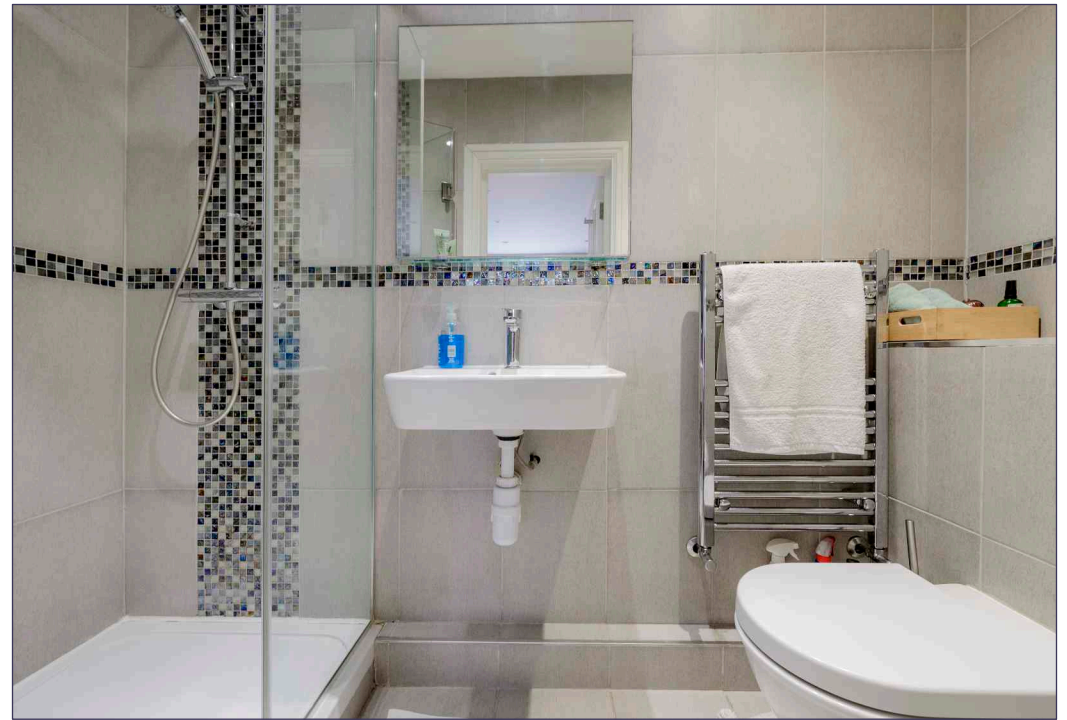
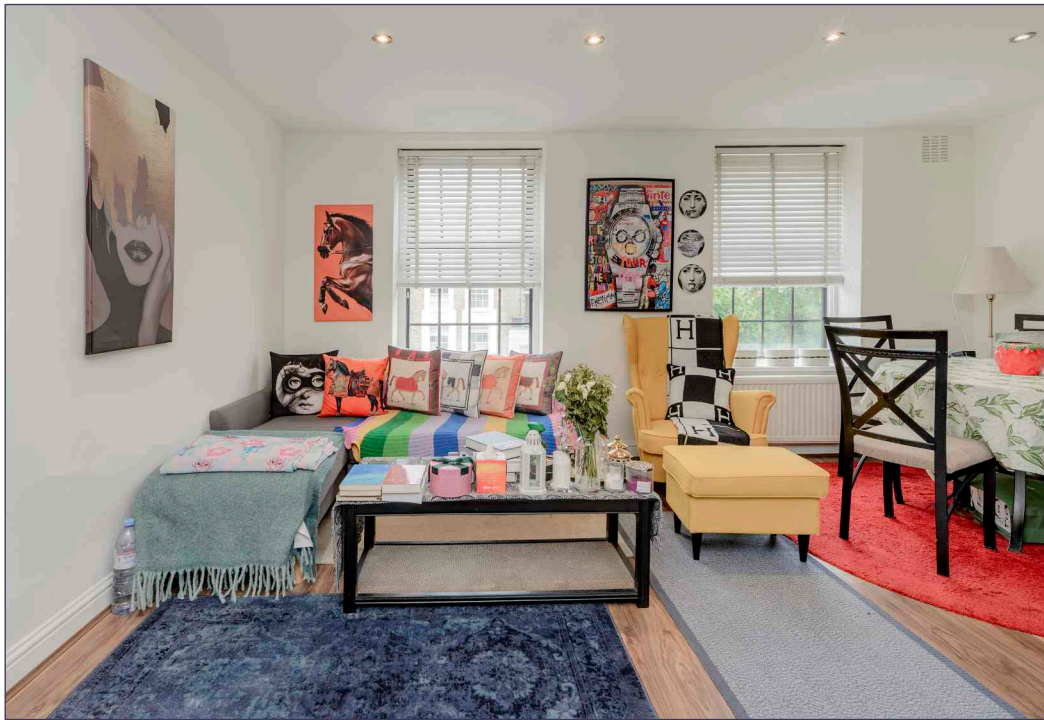
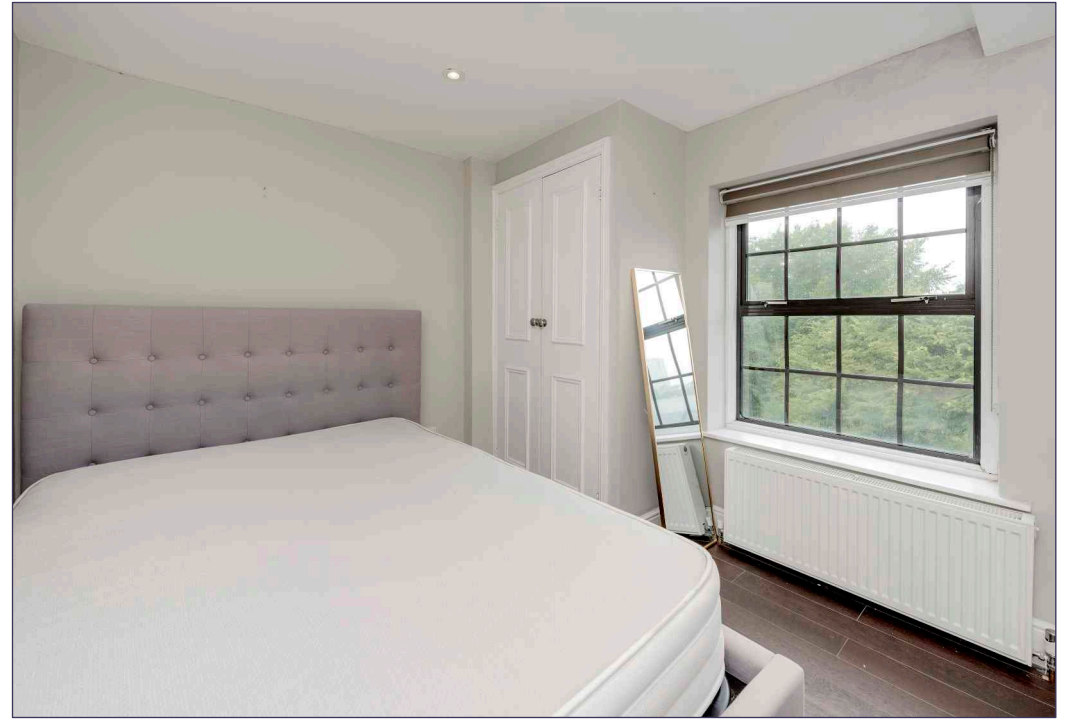
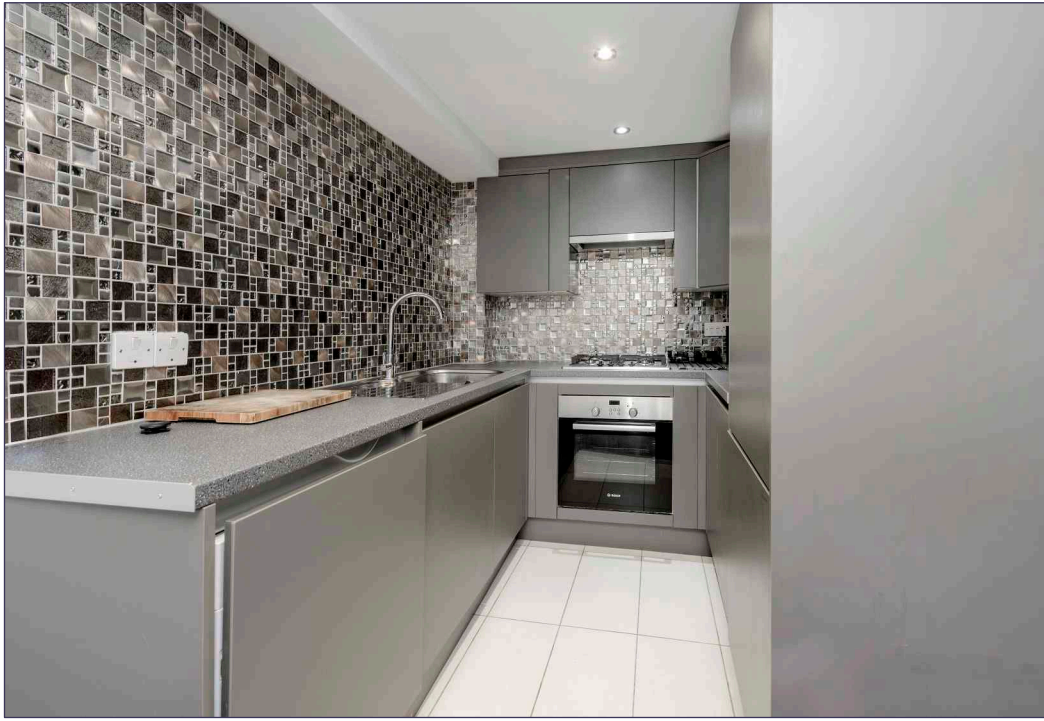
Commercial Space – Ground and basement levels currently configured as a medical practice, with ground floor sales, kitchen, and washroom. Presented in excellent condition with good ceiling heights and prominent frontage.

GIA: c. 35 sq.m. / 385 sq.ft.

Residential Accommodation – Four self-contained flats accessed via a private entrance. Three 1-bed apartments (each occupying a full floor) and one 3-bed duplex. Above-average sizes, with attractive reception rooms, semi-open-plan kitchens, and good-sized bedrooms. The first-floor flat benefits from a large private terrace.

GIA: c. 257 sq.m. / 2,764 sq.ft.

All units are vacant and have been successfully let for many years. Some internal capital expenditure is anticipated to maximise rental income.



TRANSPORT

Residents benefit from excellent connectivity across London, with Holland Park Underground Station (Central Line) just a short walk away, and Notting Hill Gate (Central, District & Circle lines) and Shepherd's Bush (Central Line and Overground) also close by. An extensive network of bus routes serves Central and West London, ensuring easy access to key business, shopping, and leisure districts. The property holds a PTAL rating of 4, reflecting its strong public transport accessibility.

The property is equally well served by multiple daytime and night bus routes, ensuring seamless mobility across the city. A number of services - including routes 52, 23, 27, 295, 148, 94, and 452, have stops nearby, such as at Portobello Road and Golborne Market, typically within a 5–7 minute walk. These lines offer direct links to key Central and West London destinations from Victoria and Kensington to Camden Town and White City, making both commuting and travel exceptionally convenient.

Transport Links



Latimer Road station

Circle line, **Hammersmith & City** line, Zone: 2

Notting Hill Gate station

Central line, **Circle** line, **District** line, Zone: 1+2

Holland Park station

Central line, Zone: 2



LOCATION

Situated on the borders of Holland Park and Notting Hill, the property enjoys the advantages of both high-end retail destinations and the charm of a well-established local community. The immediate area is rich in amenities, with highlights including the green open spaces of Holland Park, the renowned Julie's Restaurant, the award-winning Lidgate's butchers, Daunt Books, and the eclectic stalls of Portobello Road Market.



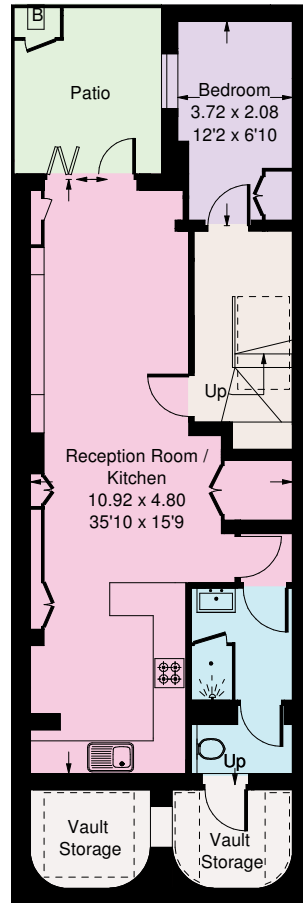
Plans

Clarendon Road, W112

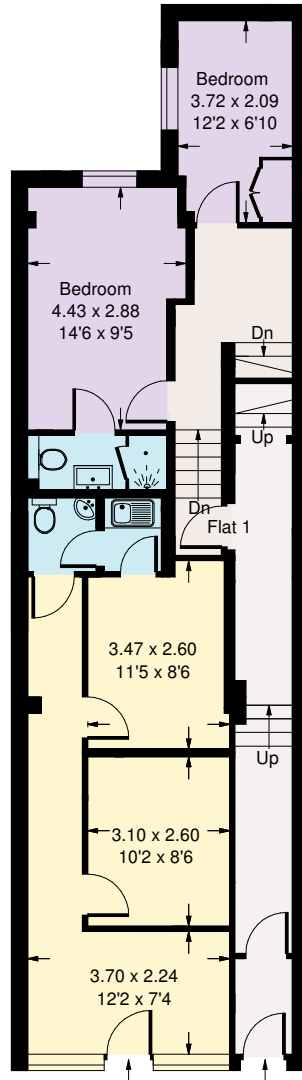
Approx. Gross Internal Area
Commercial = 35.8 sq m / 385 sq ft
Residential = 256.8 sq m / 2764 sq ft
Total = 292.6 sq m / 3149 sq ft
(Including Vaults)



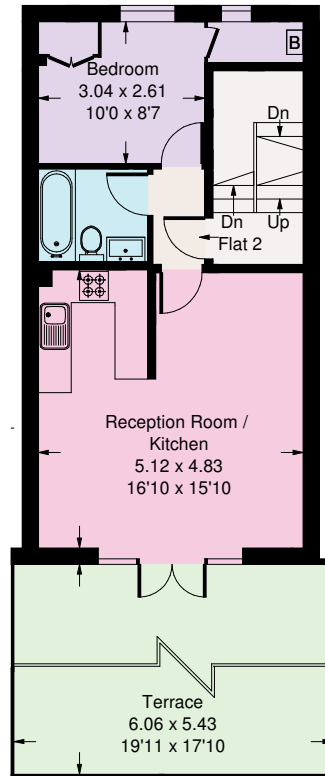
- - - - - = Reduced headroom
below 1.5 m / 5'0"



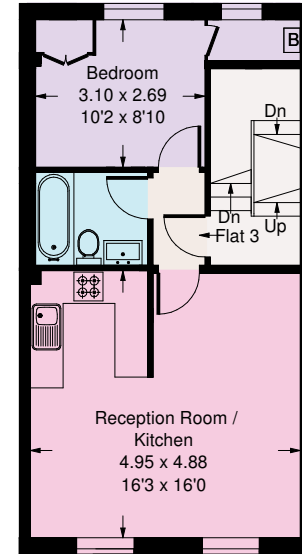
**Lower Ground Floor
(Flat 1)**



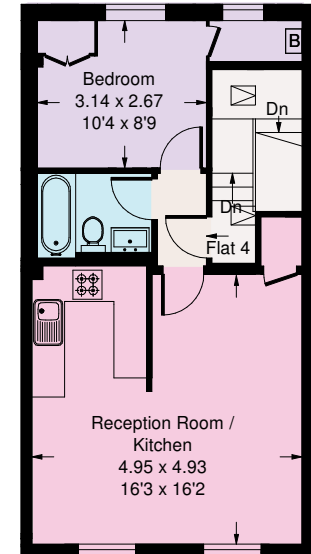
**Ground Floor
(Commercial)**



**First Floor
(Flat 2)**



**Second Floor
(Flat 3)**



**Third Floor
(Flat 4)**

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.

Asking Price

Guide: £3,250,000 (Subject to contract)

Title & Tenure

Freehold with full vacant possession on completion.

Use Class

Commercial Space: Class E

Residential Apartments: Class C

Anti Money Laundering

The purchaser will be required to provide the necessary information to satisfy AML requirements.

Energy Certificate

Commissioned and available upon request.

VAT

The property is not elected for VAT.

Rates Payable

To be advised.

Rateable Value

We advise to check with the Local Authority:

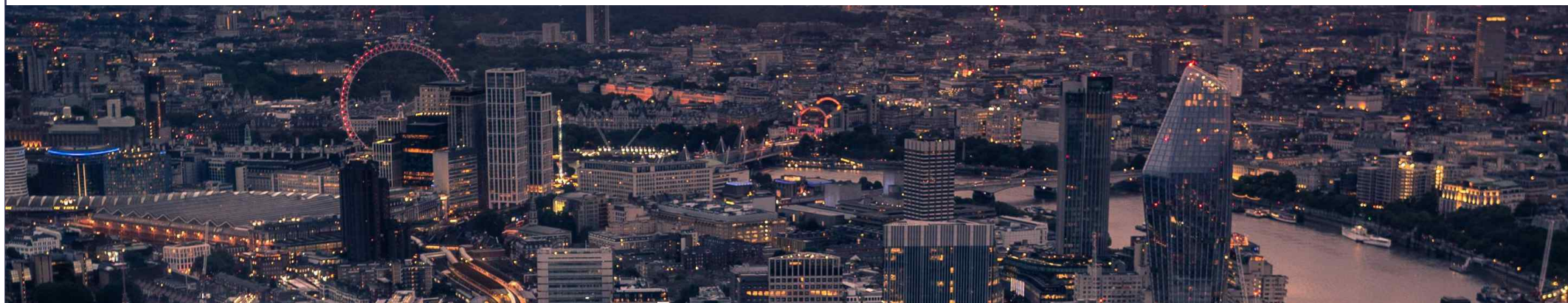
The Royal Borough of Kensington & Chelsea

Services

Water, Electricity, Gas and Drainage are provided but it is the responsibility of the purchaser to check these services.

Viewings

Strictly by appointment only via the Sole Agents.



Contact Details

FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the Sole Agents:

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