



CLEMENT HOUSE, LONDON, W10
£400,000 LEASEHOLD

Winkworth



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A wonderfully bright and beautifully presented split-level apartment set within a sought-after residential development in the heart of North Kensington. Arranged over the upper floors, the property offers well-balanced accommodation, a generous double bedroom and the rare luxury of a substantial walk-in wardrobe. Images are CGI Furnished.

The apartment has a warm and inviting feel throughout, with excellent natural light and thoughtfully designed living space. The recently refurbished kitchen enjoys an elevated outlook through a large window, creating a bright and uplifting environment, whilst the contemporary bathroom is also conveniently positioned on this floor.

Occupying the upper level, the spacious double bedroom provides a peaceful retreat and is complemented by an impressive walk-in wardrobe, offering exceptional storage and a dedicated dressing area seldom found in properties of this size. Also on this floor, the bright and airy reception room provides an excellent space for both relaxing and entertaining, benefiting from useful additional storage and an attractive outlook.

Presented in excellent condition throughout and ready for immediate occupation, this charming home would make an ideal first purchase, stylish London pied-à-terre or turnkey investment opportunity.



Clement House enjoys an enviable position in the heart of North Kensington, moments from the independent cafés, acclaimed restaurants and vibrant atmosphere of Golborne Road and Portobello Road. The boutiques and lifestyle offerings of Notting Hill are also within easy reach, whilst Ladbroke Grove Underground Station provides excellent connectivity across London. The green open spaces of Kensington Memorial Park and Little Wormwood Scrubs are both nearby, offering a welcome escape from city life. Leasehold: 68 years in the process of a lease extension

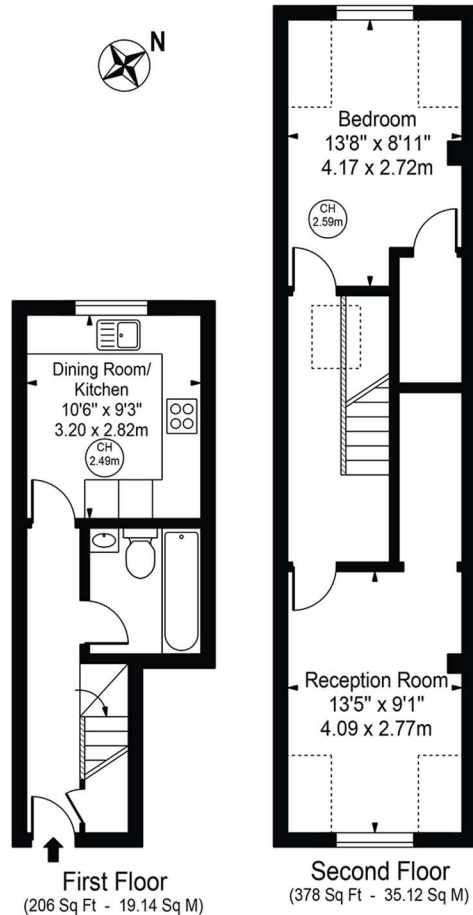
Service Charges: £2534 pa

Ground Rent: Peppercorn



Clement House

Approx. Total Internal Area 584 Sq Ft - 54.26 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 546 Sq Ft - 50.73 Sq M
(Excluding Restricted Height Area)



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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