



CLARENDON ROAD, W11
£835,000 LEASEHOLD (85 YEARS REMAINING)

AN EXCELLENTLY PROPORTIONED TWO BEDROOM, FIRST FLOOR FLAT, LOCATED JUST AROUND THE CORNER FROM THE DESIRABLE CLARENDON CROSS.

**2 Bedrooms, 1 Reception Room, 1 Bathroom, Flat/Apartment,
First Floor, 621 Approx Sq Ft, Service Charge £1,500 p/a,
Ground Rent £10 p/a**



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DESCRIPTION:

This well laid out flat, comes to the market in immaculate condition. Situated on the first floor, accommodation extends to 621sq.ft and comprises; large open plan, reception/dining/kitchen, two double bedrooms (both with built in wardrobes), and a modern bathroom. Finished to a very high standard, the flat is in pristine condition with an enviable location nestled between Notting Hill and Holland Park.

LOCATION:

Clarendon Road is an imposing residential street running north from Holland Park Avenue; the property is well located looking straight up the hill of Lansdowne Rise.

LOCAL AUTHORITY AND COUNCIL TAX BAND:

Royal Borough of Kensington and Chelsea (Band F)



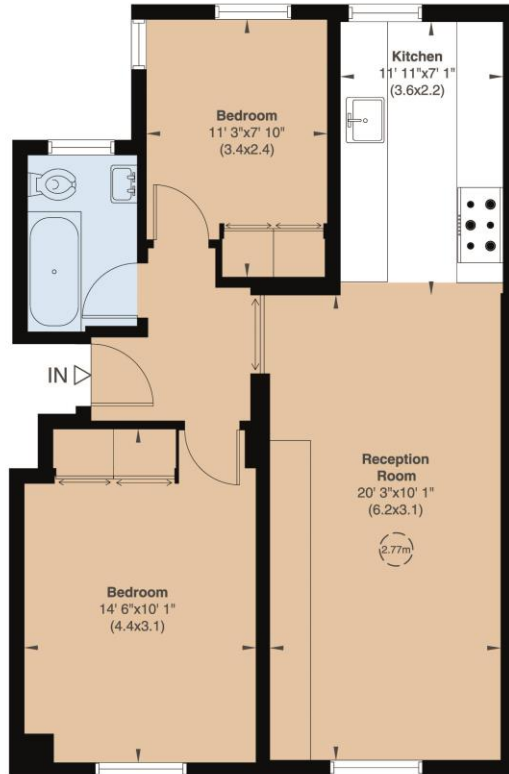
Clarendon Road, W11

Gross internal area (approx.)

58 Sq m (621 Sq ft)

For identification only, Not to Scale

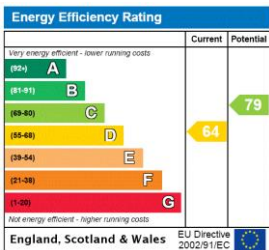
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First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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