

# CLARENDON ROAD

LONDON W11







## AN ELEGANT GRADE II LISTED HOUSE WITH A LOVELY WEST FACING GARDEN.

A unique semi-detached house, arranged over just four floors, and situated in one of the premier roads between Notting Hill and Holland Park.

The house has wonderful proportions and large windows providing excellent light on all levels. Of particular note is the lower ground floor which has been very successfully arranged as a kitchen/dining/family room with direct access to the lovely south west facing garden.

### SITUATION

Clarendon Road is a particularly quiet street benefiting from a traffic controlling one way system. Clarendon Road is a short walk from the boutique shops & restaurants of Clarendon Cross and Holland Park Avenue. Holland Park (both underground station and park) are close by.







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### ACCOMMODATION

5 Bedrooms | 1 Bathroom | 4 Shower rooms  
 Kitchen/dining room | 3 Reception rooms  
 Separate study | Conservatory  
 Terrace and west facing garden  
 Separate staff/guest entrance

Planning approved to add pool and media room

### TERMS

Local authority - Kensington & Chelsea  
 Tenure - Freehold

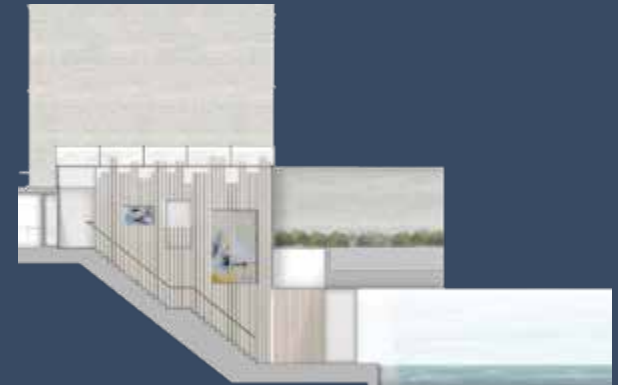
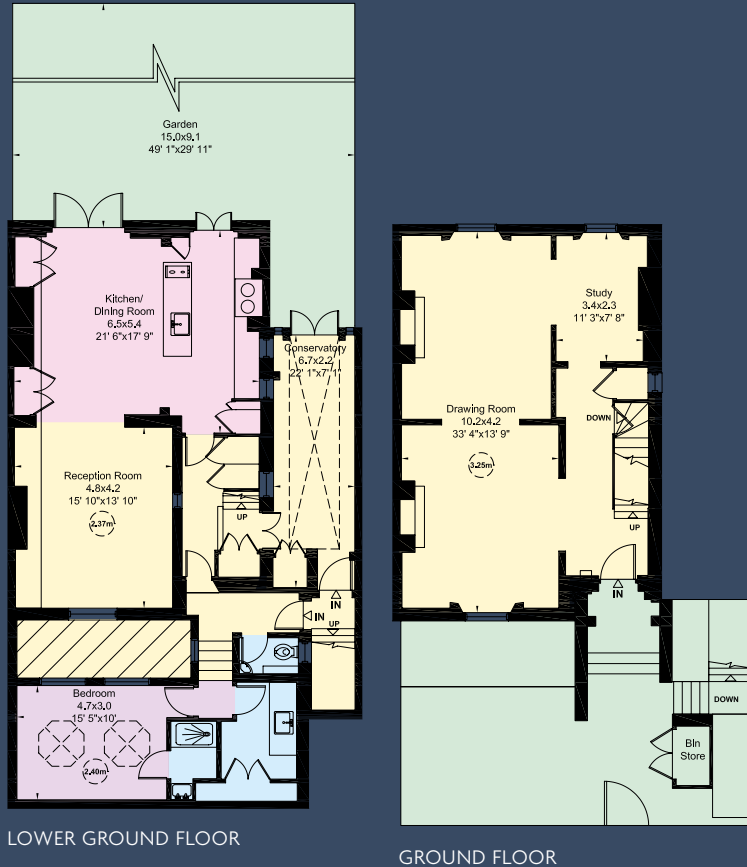


## GROSS INTERNAL AREA

3,176 SQ FT / 295 SQ M INCLUDING UNDER 1.5M

3,169 SQ FT / 294 SQ M EXCLUDING UNDER 1.5M

c.4,000 SQ FT with approved extension



APPROVED EXTENSION SECTION



APPROVED EXTENSION PLAN

Planning permission has recently been granted for an extension under the garden offering swimming pool, treatment room and home cinema and adding approximately 745 square feet of additional space. RBKC planning reference PP/18/00352.

**Viewing:** Strictly by appointment with Savills and Knight Frank.

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