



CLARENDON ROAD
NOTTING HILL W11



savills



PERIOD HOUSE WITH DIRECT ACCESS ONTO ONE OF NOTTING HILL'S MOST DESIRABLE COMMUNAL GARDENS

An attractive 4-5 bedroom Victorian house with a 54ft private garden providing direct access onto one of Notting Hill's beautiful communal gardens.

The house is in need of refurbishment but gives an incoming buyer considerable scope to tailor and enhance the accommodation to create their own home. Several of the principal rooms, including the elegant raised ground floor drawing room, offer stunning views over the green expanse of the communal gardens.

LOCATION

The property is located in a tranquil location close to the junction of Clarendon Road and Elgin Crescent in one of the most sought after parts of W11.

An extensive selection of shops, cafés and restaurants are available along Holland Park Avenue, Westbourne Grove and famous Portobello Road. Underground services are available at Holland Park Avenue (Central line), Notting Hill Gate (Central, Circle and District lines) and Ladbroke Grove (Hammersmith & City line).



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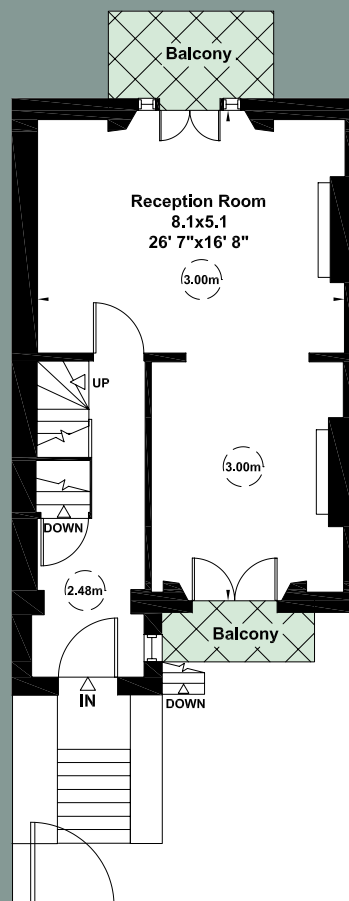
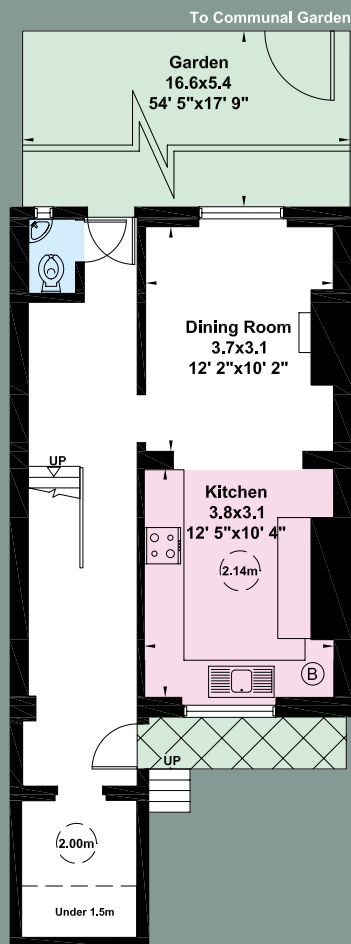
ACCOMMODATION

Dining room/kitchen | Reception room | 1 Bathroom
5 Bedrooms | Direct communal garden access | Large
private garden | Period property | Great views

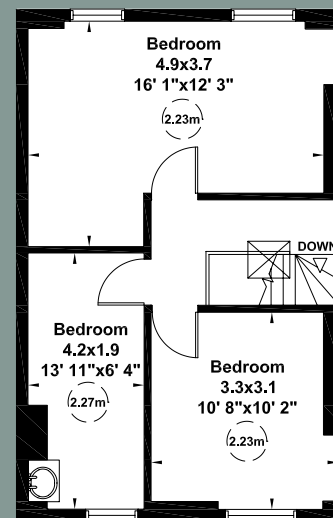
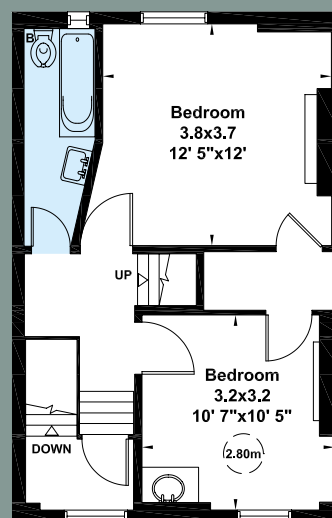
TERMS

Tenure: Freehold
Local Authority: Royal Borough of Kensington & Chelsea
Viewing: Strictly by appointment with Savills.
Price on Application





GROSS INTERNAL AREA (APPROX.)
 172 sq m (1,848 sq ft) Including Under 1.5m
 170 sq m (1,831 sq ft) Excluding Under 1.5m

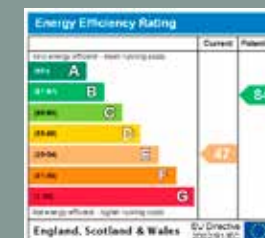


LOWER GROUND FLOOR
 47 sq m (511 sq ft) Including Under 1.5m
 46 sq m (493 sq ft) Excluding Under 1.5m

UPPER GROUND FLOOR
 43 sq m (460 sq ft)

FIRST FLOOR
 40 sq m (435 sq ft)

SECOND FLOOR
 41 sq m (442 sq ft)



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Important notice

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