

Clarendon Road, W11

£1,□□□□□□,000

A two bedroom duplex apartment in the heart of Notting Hill. This bright apartment, with east-to-west orientation, is set over the first and second floors of an attractive, terraced house on Clarendon Road. The reception room has two large windows, giving excellent light and the room benefits from high ceilings, oak wood floors and a working fireplace. The modern kitchen is on the same level and features bold, green cabinetry. A contemporary glass staircase leads up to the top floor - two, spacious double bedrooms. Both have excellent storage, are en-suite and equal in size – the Holy Grail

Clarendon Road leads off Holland Park Avenue in Notting Hill. Close to Holland Park and the infamous Portobello Road market and bohemian Westbourne Grove with its stylish boutiques and cafes. The nearest underground station is Holland Park offering the Central line and driving routes out of London are easily accessed via the A40 and the A4.

- West-facing reception room
- Kitchen
- Two equal sized double bedrooms
- Two bathrooms, both en-suite
- Royal Borough of Kensington & Chelsea
- Approx. 897 sq ft / 83.4 sq m. EPC=E






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Map



 Clarendon Road, W11

Local Information





Architecture

-  Nash Baker Architects
-  Chassay Studio
-  Newman Zieglermeier




Art & Culture

-  Electric Cinema
-  Siegfried Contemporary




Design

-  Minotti London
-  Uncommon Projects
-  Jonathan Adler
-  Graham & Green




Fashion

-  Paul Smith
-  REFORMATION
-  JOSEPH




Food & Drink

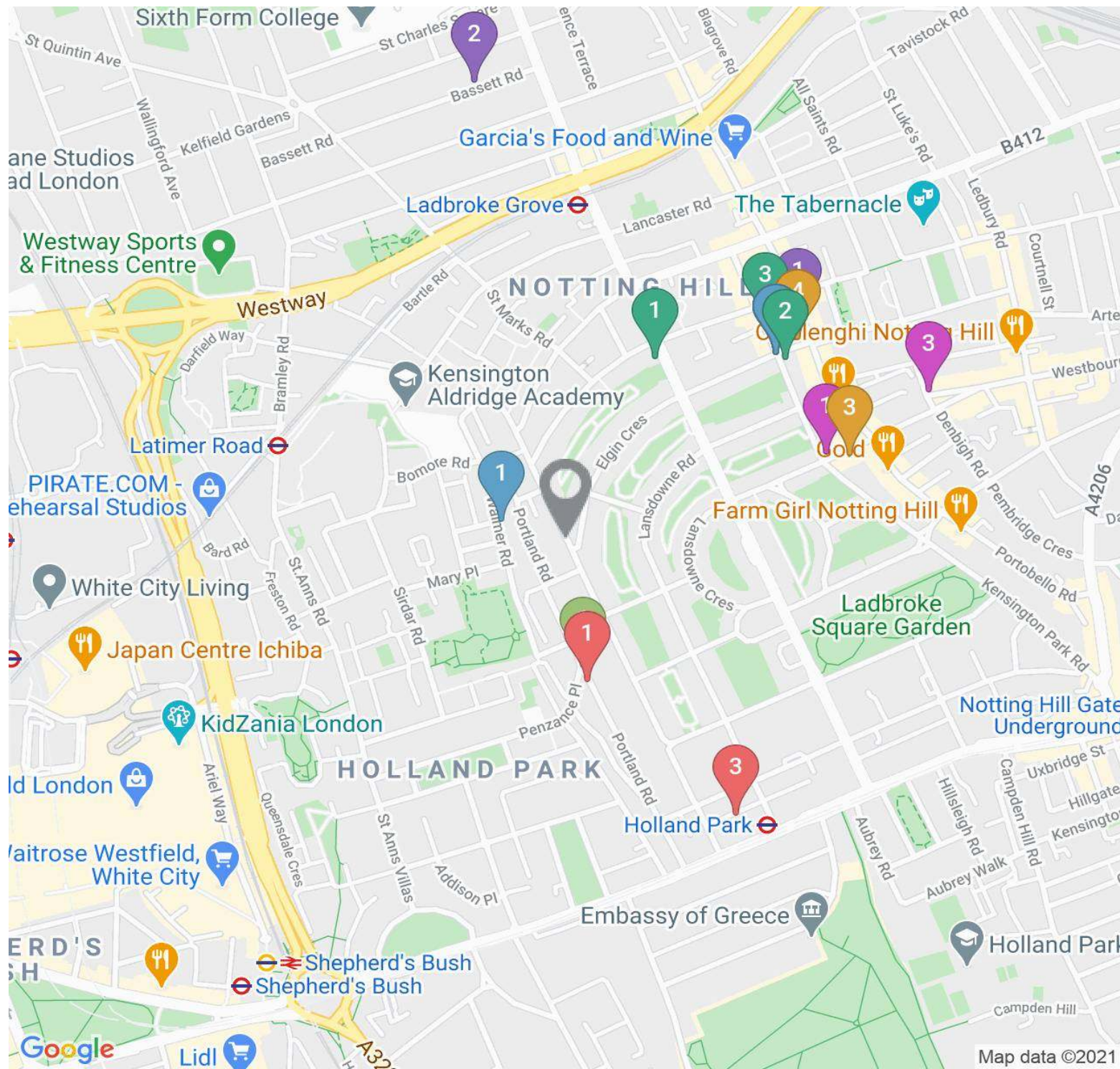
-  Julie's Wine Bar
-  HAYA
-  Aubaine

Indulge

-  Cowshed Spa
-  Boutique Spa
-  Josh Wood Colour

Shopping

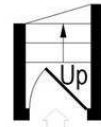
-  Provenance
-  Harper and Tom's
-  Biscuiteers




Floor plan

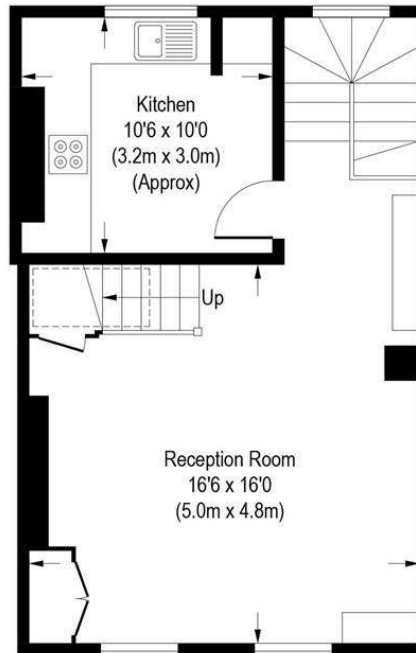
This image is illustrative only

(Not to scale)

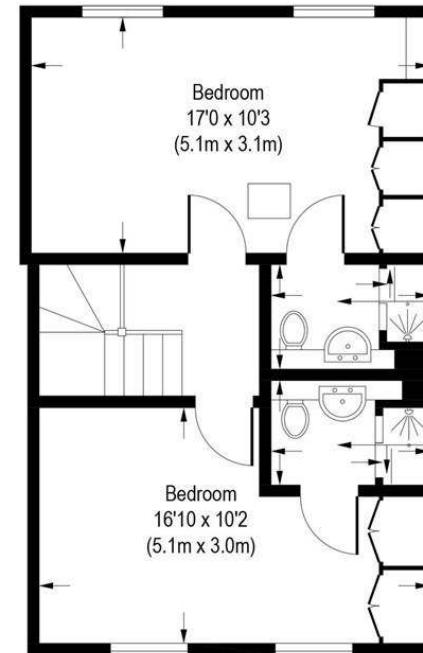


IN
Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Approximate Gross Internal Area (Excluding Reduced Headroom)
883 Sq.Ft. / 82.1 Sq.M.

Approximate Gross Internal Area (Including Reduced Headroom)
897 Sq.Ft. / 83.4 Sq.M.

Floor Plans are for illustrative purposes only and not to scale.
Compliant with RICS code of measuring practice.

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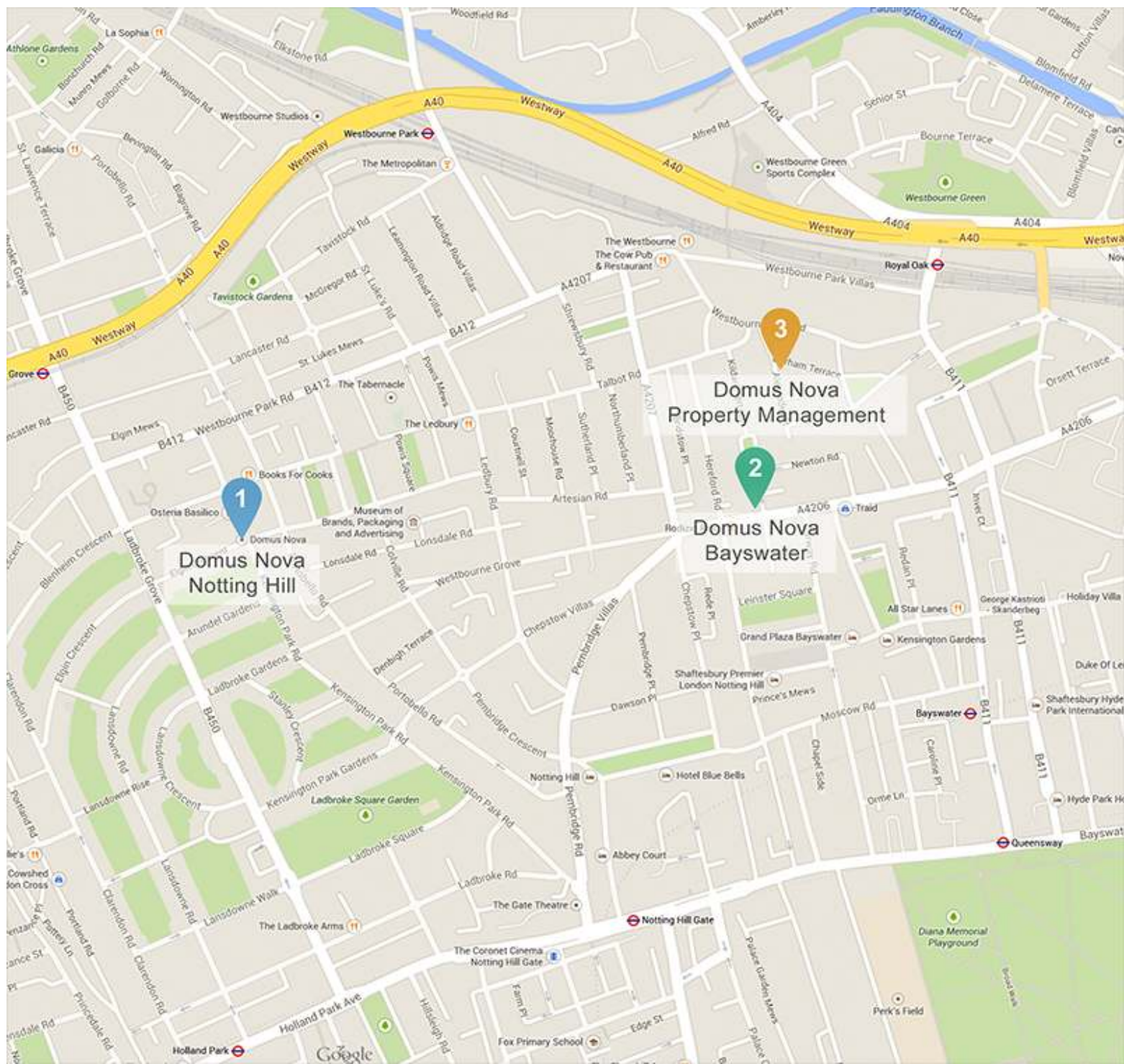
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A blurred photograph of a modern living room. The room features a large fireplace with a white mantel, several framed pictures on the wall, and a large window on the left. In the foreground, there is a round dining table with a white top and a dark chair. The overall atmosphere is bright and airy.

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