



CLARENDON ROAD, W11
£550,000 LEASEHOLD

**A FANTASTIC TWO BEDROOM FLAT IN THIS
WONDERFUL BRIGHT BUILDING ON THE
STUNNING CLARENDON ROAD**

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DESCRIPTION:

This wonderful property comes to the market having been refurbished and interior designed throughout to the highest of possible standards. The vendors have spared no expense in the renovation of the flat, incorporating modern design whilst simultaneously restoring and enhancing its original features. The property benefits from high ceilings, sash windows, which have been married with herringbone parquet floor. The joinery throughout is outstanding and has to be seen to be fully appreciated.

Positioned on the second floor, the accommodation is sure to impress. The property includes a spacious living room, separate fully fitted kitchen, two bedrooms and a stunning modern bathroom. The property also benefits from private communal gardens.

The block is located perfectly for access to the trendy shops and restaurants of Notting Hill and the Portobello Road. Additionally, the Kensington Leisure Centre with swimming pool, squash court, large sports hall and gym is around the corner. Ladbroke grove Station (Hammersmith and City Line) is a mere six minute walk away with Holland Park Station (Central Line) a twelve minute walk away.

AT A GLANCE

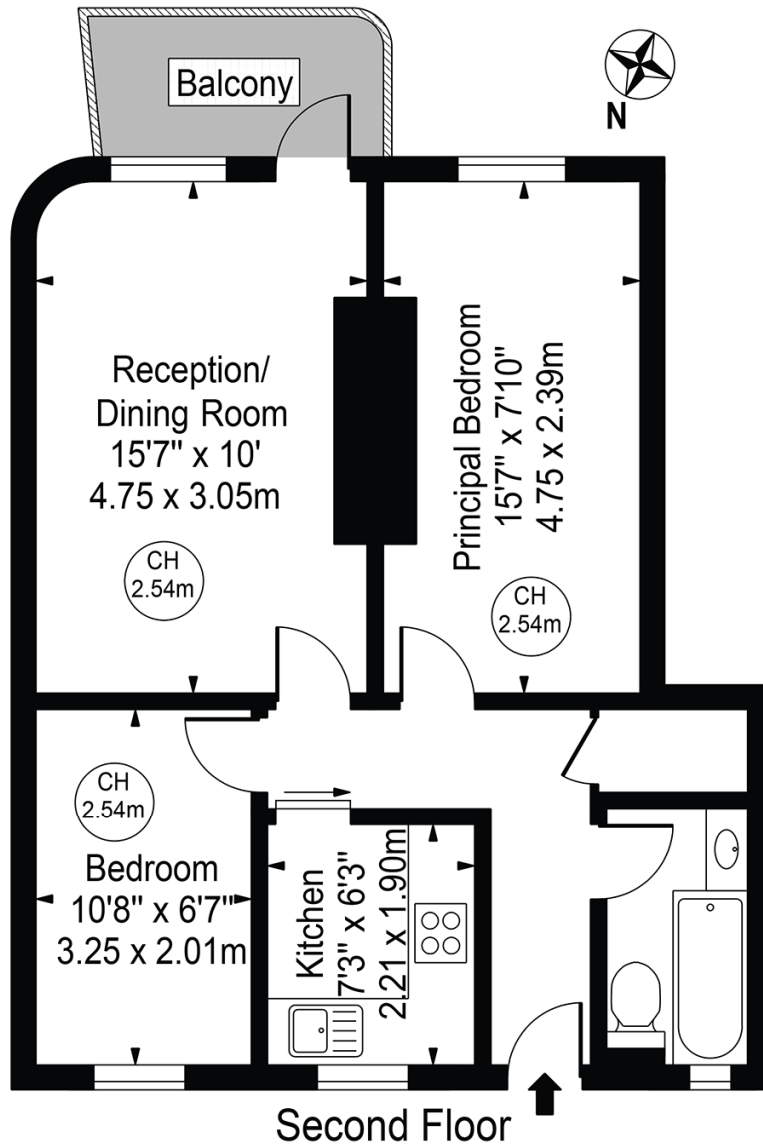
- Two Bedroom Flat
- Stunningly Renovated
- High Ceilings
- Fantastic Private Balcony
- Neutrally Decorated
- Parquet Floors Throughout
- Fully Fitted Kitchen
- Lease being extended to 125 years
- Beautiful Communal Gardens





Notting Wood House

Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M

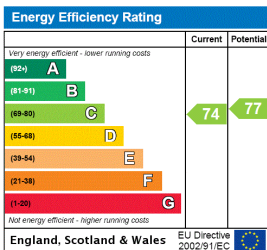


Second Floor

For Illustration Purposes Only - Not To Scale

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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.



Tenure: Leasehold

Term: 88 year and 4 months – int the process of extended to 125 Years

Service Charge: £1852 per annum

Ground Rent: £ 10 Annually

Council Tax Band: RBKC Band C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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