



Clarendon Road, W11

£16,500,000

Dexters





## Clarendon Road, London, W11

A magnificent seven bedroom semi-detached house built in 1846 with parking, large private garden and direct access on to an exclusive garden square, located on one of the best streets in W11.

Upon first entering the house through its impressive entrance hall with open staircase, there is an immediate sense of space and natural light. Comprising approximately 4,300 sq ft of well-presented accommodation, this substantial four-storey family house has excellent proportions, impressive ceiling heights and a good balance of bedrooms and entertaining space.

There is a fabulous flow and flexibility of living space on the lower floors, including a fully extended lower ground floor and formal dining room. On the ground floor, there is a wealth of entertaining space with direct access on to a stunning private garden, a further garden gate leads onto well maintained private communal gardens. The upper floors provide five, well-proportioned bedrooms and bathrooms. The property also has the luxury of secure off-street parking.

Clarendon Road runs off Holland Park Avenue in Notting Hill. It is close to Holland Park and bustling Portobello Road, bohemian Westbourne Grove with its stylish boutiques and cafés and Kensington.

### Features

- Seven Bedrooms
- Semi Detached
- Great Proportions
- Off Street Parking
- Private Garden
- Communal Garden













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Main area: Approx. 399.3 sq. metres (4298.3 sq. feet)  
Plus balconies, approx. 1.2 sq. metres (13.0 sq. feet)

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Westbourne Grove  
120 Westbourne Grove,  
London, W11 2RR

Sales  
020 7313 3600

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** Regulated  
Estate Agent  
and Letting Agent

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