

RUSSELL SIMPSON

Light-filled two-bedroom flat with period
character and a private balcony

CLARENDON ROAD
NOTTING HILL W11



Clarendon Road
Notting Hill W11

£1,395,000

BEDROOMS 2	INTERNAL 914 SQ FT 85 SQ M	AMENITIES Balcony	COUNCIL RBKC
RECEPTION ROOM 1		EPC C	COUNCIL TAX Band F
BATHROOM 1		TENURE Leasehold	LENGTH OF LEASE 960 years





The Property



A bright and well-proportioned two-bedroom flat arranged over the first and second floors of an attractive period townhouse. The flat combines generous living space with charming period details and a good sense of light, with a private balcony opening from the kitchen.

Entertaining Spaces

The entrance leads into the first floor, where the generous reception room provides a comfortable space for both living and dining. Two windows fill the room with natural light, while a decorative fireplace with an ornate mirror above the mantel creates an elegant focal point. A dining area sits to one side, with fitted shelving providing useful storage and space for display.

The kitchen has been fitted with cabinetry in a soft dusty-rose tone, complemented by light wood worktops and brass hardware. At the far end, a glazed door framed by decorative moulding opens directly onto the balcony, creating a pleasant connection with the outside.

The kitchen opens directly onto a private balcony, with views towards greenery beyond.





The Bedrooms

Upstairs, the second floor provides two well-proportioned bedrooms and a family bathroom. Both bedrooms benefit from good natural light, with one offering fitted wardrobe storage.

A carpeted staircase with a white-painted balustrade connects the two floors, with framed artwork adding a personal and decorative touch throughout.





The Neighbourhood

Clarendon Road is an attractive residential street in the heart of Notting Hill, surrounded by some of west London's most sought-after streets. Holland Park is close by, while the cafés, restaurants and independent shops of Holland Park, Notting Hill and Portobello Road are all within easy reach.

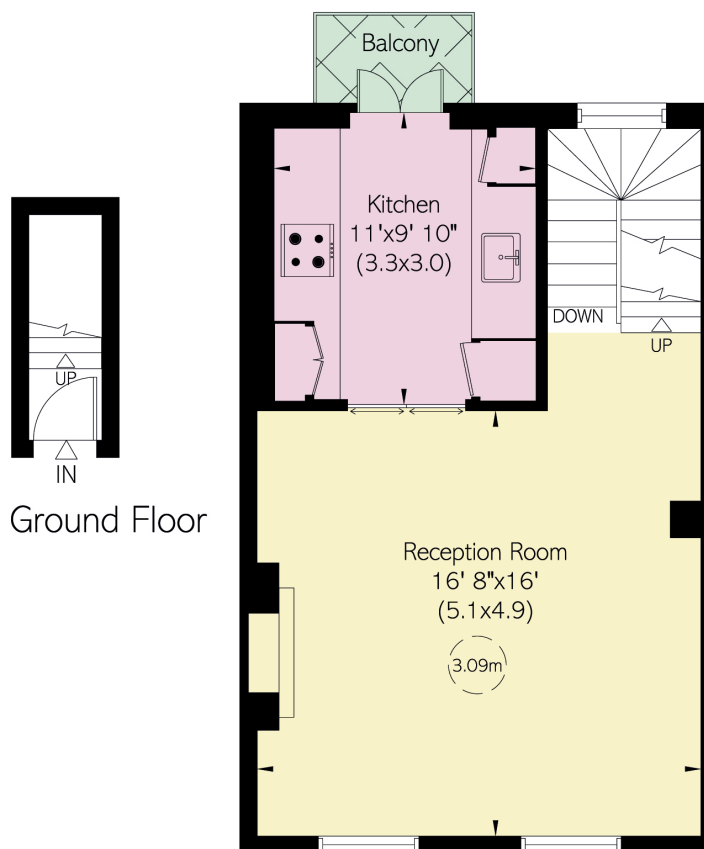
Holland Park Underground station is nearby, with Notting Hill Gate and Ladbroke Grove also within walking distance, providing convenient connections across London. The surrounding streets are characterised by handsome period houses, leafy gardens and the distinctive village-like atmosphere of this part of west London.

APPROXIMATE INTERNAL AREA

914 SQ FT / 85 SQ M

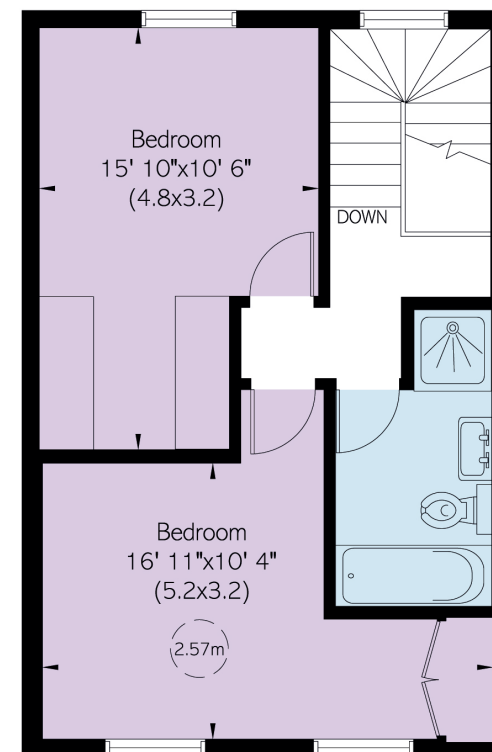
OUTSIDE AREA

19 SQ FT / 2 SQ M



Ground Floor

First Floor



Second Floor



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