



RUSSELL SIMPSON

Superb six-bedroom semi-detached Victorian villa with west-facing garden and garage parking

CLARENDON ROAD
HOLLAND PARK W11

Clarendon Road Holland Park W11

£19,000,000

BEDROOMS 6	INTERNAL 5,889 SQ FT	OUTDOOR 3,163 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 5	547 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 5	TENURE Freehold	AMENITIES Double Garage & Off Street Parking	



The Property



Exceptionally spacious family home in excellent condition on a prestigious street close to Holland Park

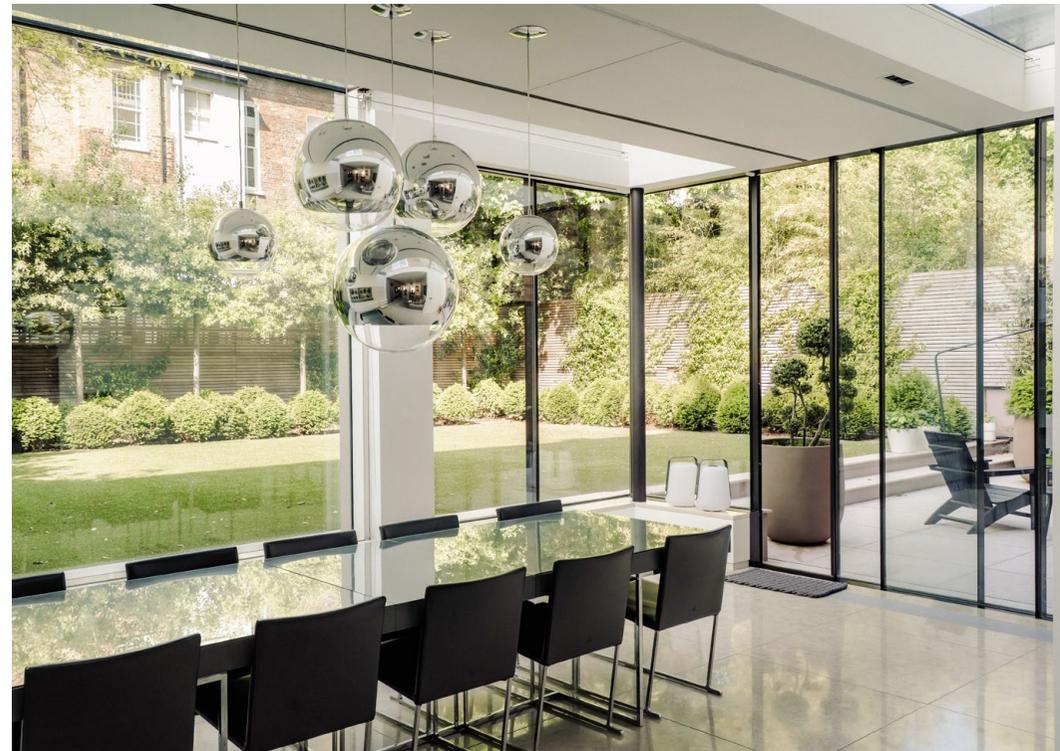
Entering the house on the raised ground floor, the front door opens onto the staircase hall. On one side is a generous reception room with high ceilings, flooded with light from a wide front window and double French doors overlooking the garden. This floor also features an office, a guest WC and access to the garden.

The lower ground floor consists of a well-proportioned open-plan kitchen with a central island breakfast bar. This flows through to the main dining room, with sliding French doors leading out into the garden and overhead skylights creating a conservatory effect.









Russell Simpson

Clarendon Road

The lower ground floor also features a study, a gym with a bathroom, a utility room and a wine room. Furthermore, there is bedroom with an ensuite bathroom and separate street access.



Russell Simpson

Clarendon Road





The Bedrooms

The first floor is entirely occupied by an impressive principal bedroom suite, including bedroom, dressing room and a bathroom with a bath.

The second floor offers three more bedrooms, sharing a pair of bathrooms, with another bedroom on the third floor.



The Design

The house is decorated in a calm contemporary style, resulting in bright and beautiful interiors. The well-preserved rooms are presented in immaculate condition, with wooden floors and a neutral colour scheme that emphasises the sense of light and space. Air conditioning and underfloor heating is available throughout.







Outdoor Spaces & The Neighbourhood

The house includes a wide west-facing garden with a lawn, planted flowerbeds and a paved area for outdoor dining.

The house is set back from the street with a front garden giving added privacy. There is also a garage and off-street parking for several cars.

Clarendon Road is lined with large, semi-detached Victorian villas set back from the street. The unusual width of the buildings makes this one of the most sought-after streets in London.

Holland Park underground station is a short walk away, and so too the green spaces of Holland Park. In addition, the restaurants of Notting Hill and the shops of High Street Kensington are easily reached, while the area is well-served with private schools.

APPROXIMATE INTERNAL AREA

5,889 SQ FT / 547 SQ M

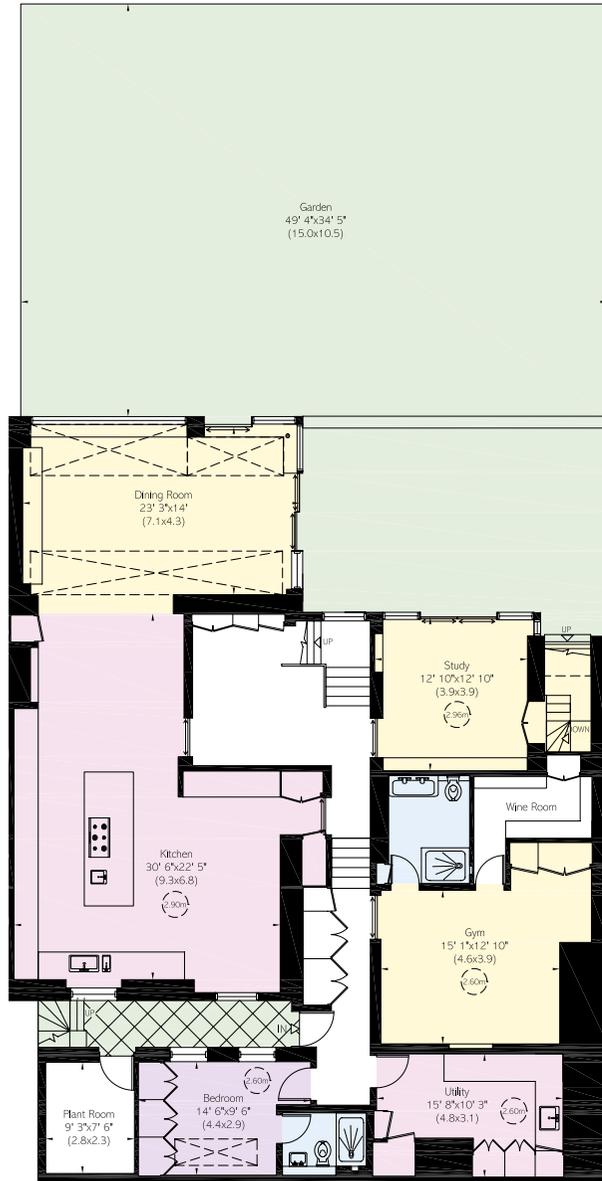
INCLUDING LIMITED USE AREA

PLANT ROOM AND GARAGE

940 SQ FT / 87 SQ M

OUTSIDE AREA

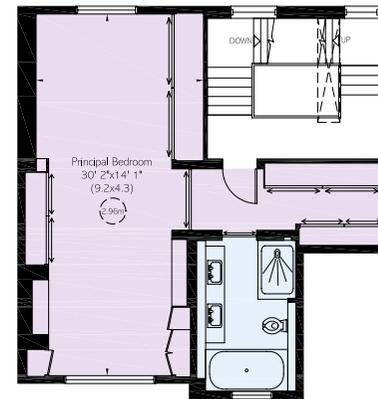
3,163 SQ FT / 294 SQ M



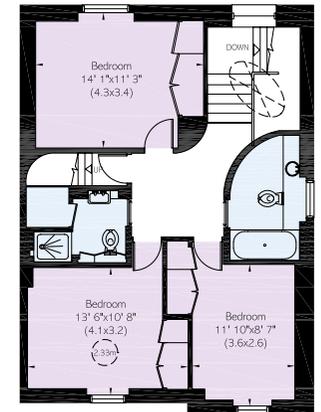
Lower Ground Floor



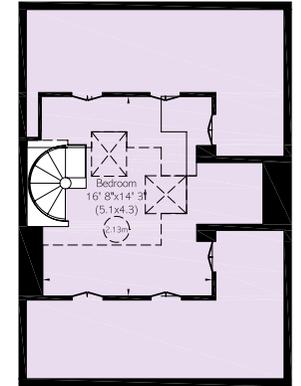
Raised Ground Floor



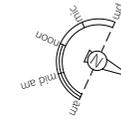
First Floor



Second Floor



Third Floor



**RUSSELL
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