

# Clarendon Road

Holland Park, W11



**STRUTT  
& PARKER**

BNP PARIBAS GROUP





An outstanding and beautifully presented five bedroom family house on this sought after street in Holland Park.

Occupying approximately 3,672 sq ft, with the benefit of a fabulous 46 ft west facing garden, this immaculate property is presented to a high standard.

The property boasts an impressive drawing room with doors that open out onto a terrace, sitting room, a spacious kitchen and dining room with stunning views onto the garden. There is a principal bedroom with dressing room and en suite bathroom, four further bedrooms, three further bathrooms, study and a utility room.

## Floorplans

Gross internal area 3,672 sq ft (341.13 sq m) excluding plant room  
For identification purposes only.

## General

Price: £6,750 pw \*plus charges

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax: Band H

EPC Rating: D

Parking: Residents parking

Broadband: Available

\*The following Tenant Charges may apply prior to tenancy commencement: Tenancy Agreement £354 (inc VAT), Credit References per application £70 (inc VAT). All advertised prices are exclusive of utility and other associated services; struttandparker.com/tenantcharges.

## Notting Hill

303 Westbourne Grove, London, W11 2QA

020 7221 1111

nottinghill@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited