



GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - Holland Park W11

To be sold with vacant possession for the first time in 35 years

**2 Clarendon Road,
Holland Park,
LONDON, W11 3AA**



Price

Guide price £1,595,000 subject to contract



Property Description

The property is a very attractive early Victorian mid-terraced building providing accommodation over basement, ground, first and second floor levels.

The ground floor, basement and yard are currently in use as a long established greengrocer's shop. The ground floor is predominantly retail space, while the basement provides WC, storage (including a cold store) and additional lower height storage space within the vaults. The rear yard/garden has been enclosed to provide an area of covered outdoor storage space.

The first and second floors comprise a two bedroom maisonette, arranged to provide a living room and kitchen at first floor, and two bedrooms, a shower room & WC at second floor. The maisonette has its own entrance from Clarendon Road.

The property will be sold with vacant possession.

Key considerations:

- > Rarely available freehold with vacant possession of the whole property
- > In the same ownership for over 35 years
- > Very attractive Victorian building of 148.3 sq.m (1,596 sq.ft) GIA incl. vaults
- > Highly desirable prime London location
- > Suitable for alternative uses and reconfiguration STPP
- > Excellent public transport communications
- > 85m to Holland Park London Underground Station (Central Line)
- > 800m to Notting Hill Gate (Central, Circle & District Lines) & Shepherd's Bush (Overground Line and Southern Rail)

<https://www.gilmartinley.co.uk/properties/for-sale/investment/holland-park/london/w11/30301>

Our ref: 30301

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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Website: www.gilmartinley.co.uk



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Accommodation

Gross Internal Area: 148 sq.m. (1,596 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Second Floor	33.08	356	Second floor landing, two bedrooms, shower room and separate WC.
First Floor	33.08	356	First floor landing, kitchen and lounge.
Ground Floor	35.50	382	Shop with separate entrance to maisonette.
Basement stores and WC	33.47	360	Floor to ceiling height of c. 2.1m.
Basement vaults	13.17	141	Floor to ceiling height 1.26m - 1.66m.

Property Location

The property is situated at the southern end of Clarendon Road, only 30m from the junction with Holland Park Avenue. Clarendon Road is a highly desirable tree-lined, predominantly residential road and arguably one of the best roads in Holland Park.

The area provides an abundance of leisure, shopping & entertainment facilities, in addition to the numerous bars & restaurants. Portobello Road, 750m to the east, is home to one of the world's most famous street markets, the same distance to the west is Westfield London. Kensington High Street is 1.0km to the south.

The property is well located for access to some of London's best green open spaces with Holland Park being 250m to the south and Kensington Gardens 1.1km to the east.

2017 Rateable Value £18000.00

Estimated Rates Payable £8640 per annum

Terms Freehold for sale with vacant possession

Legal Fees: Each party is to bear its own legal fees

Local Authority: Royal Borough of Kensington and Chelsea

Viewings: Strictly by prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/30301>
Offer Requirements Document
OS extract
Floor Plans
Commercial EPC
Residential EPC

Last Updated: 07 Oct 2022

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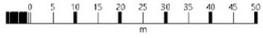
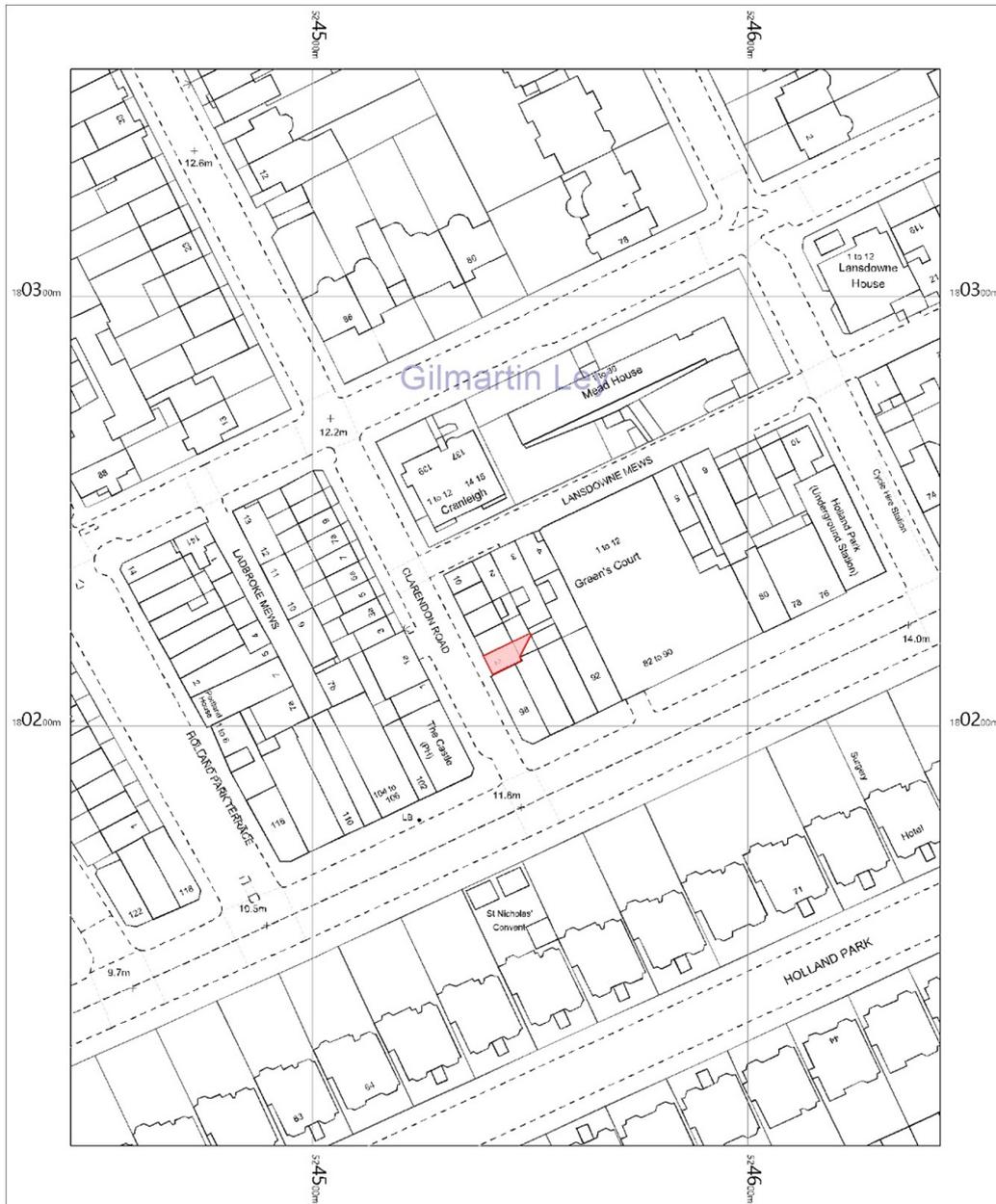


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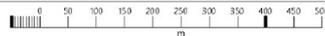
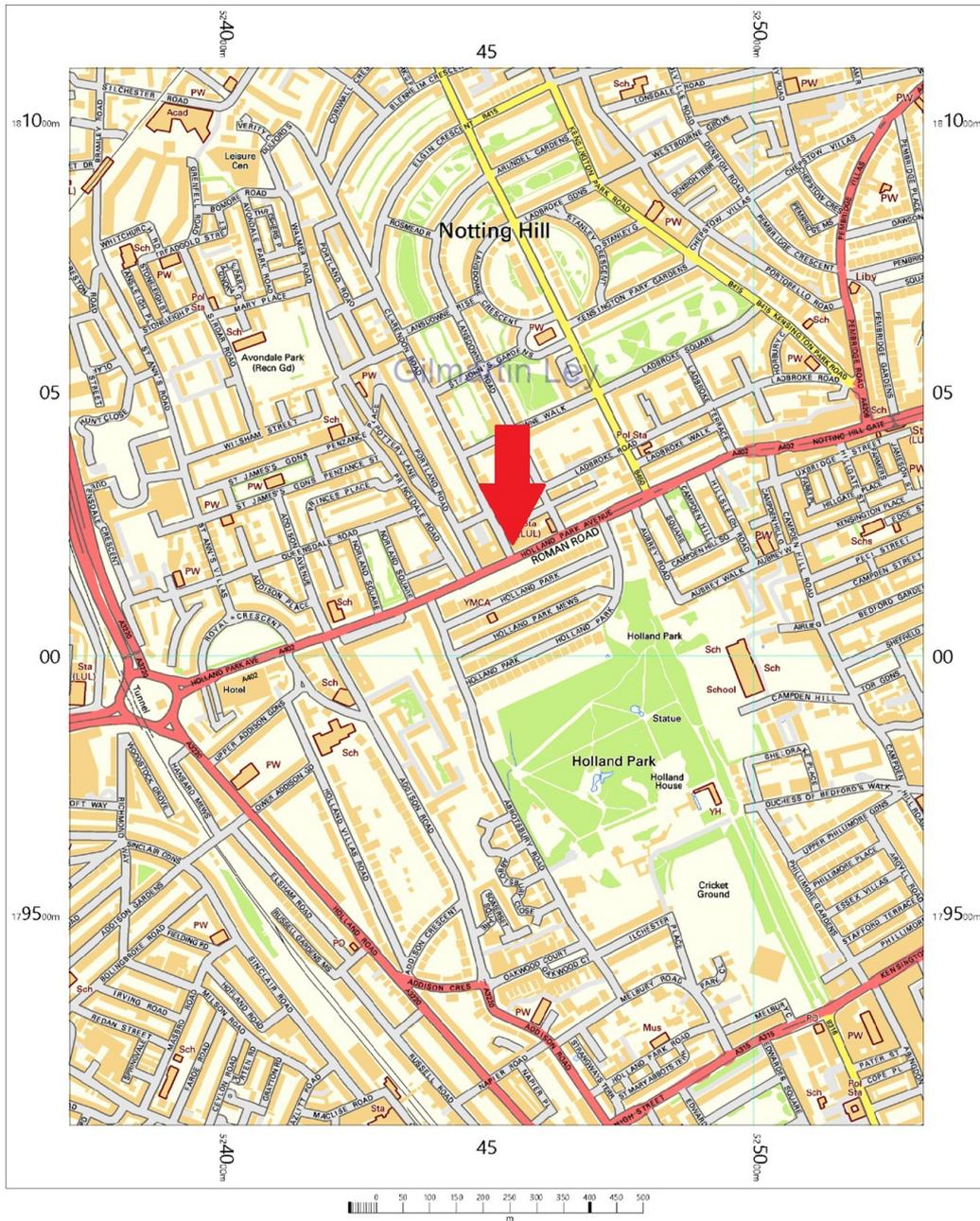


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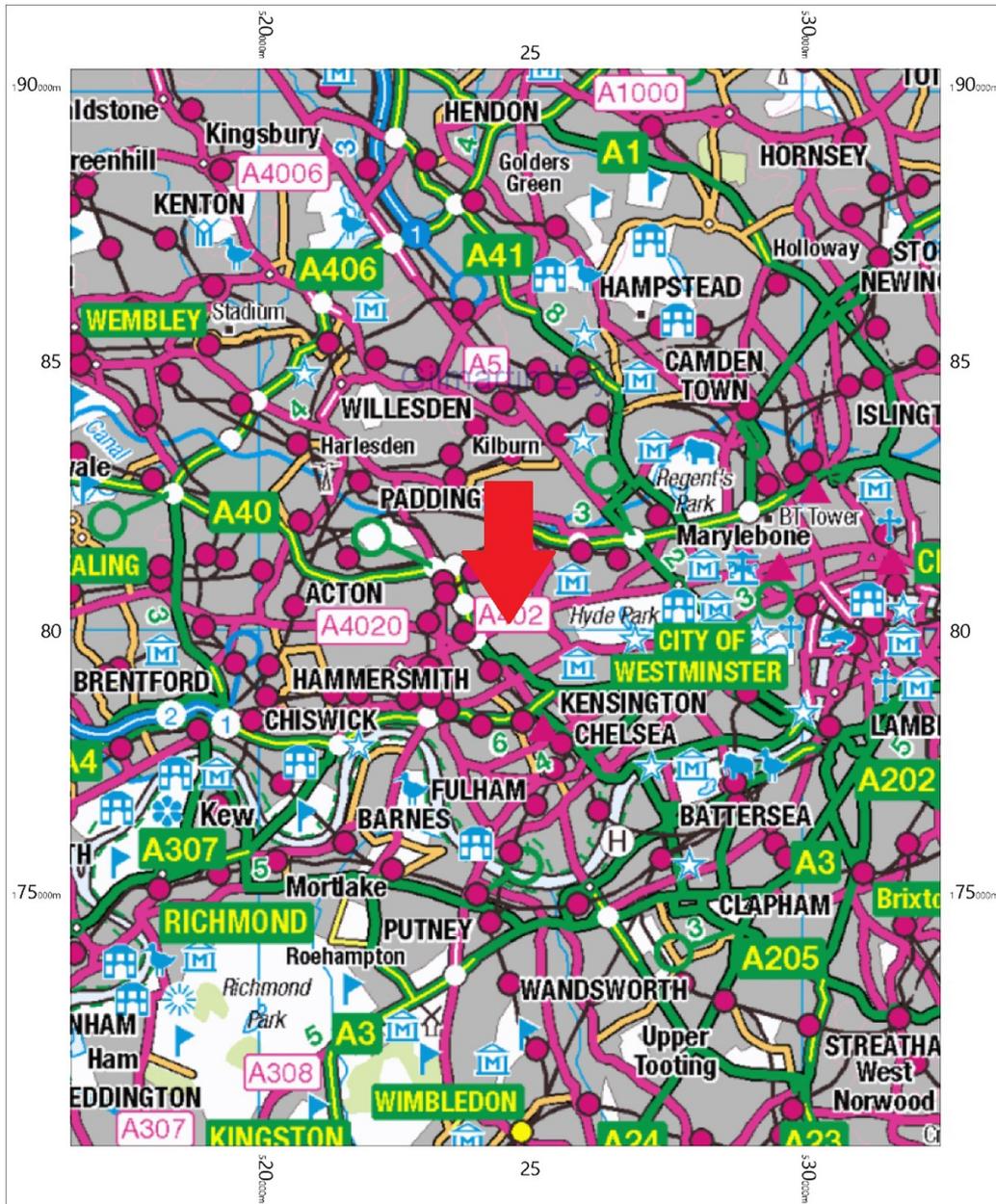


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