

**High Street Retail For Sale**  
£2,950,000 Guide Price  
3,149 sq ft

**113 Clarendon Road, Notting  
Hill, London, W11 4JG**

For Sale: A substantial Freehold building in a coveted W11 position, moments from Holland Park, presenting a seldom-available acquisition.

- Prime Central London Mixed Use Freehold (3,149 sq.ft. / 293 sq.m.).
- Vacant Retail Commercial Unit.
- Four Vacant Residential Units (3 × 1 bed / 1 × 3 bed).
- Estimated Rental Value of £147,700 p/a.
- Close to Notting Hill and Holland Park.



# 113 Clarendon Road, Notting Hill, London, W11 4JG

## Summary

- Price: £2,950,000 Guide Price
- EPC: E (104)

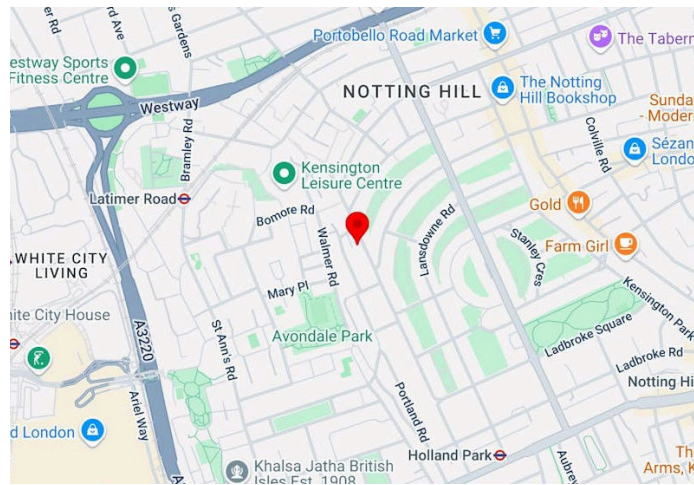
## Further information

- [View Microsite](#)

## Contact & Viewings

Alex Ogilvie  
07414 281406  
alex@meridiancp.co.uk

Adam Stackhouse  
07889 510036  
adam@meridiancp.co.uk



## Description

Number 113 Clarendon Road comprises a single period building of significant depth that is a hallmark of this prestigious parade, part of which was originally constructed around 1840. It has been comprehensively altered over the years whilst still commanding both a degree of architectural merit and obvious street presence. The property enjoys a very pleasant position along this prominent road which comprises an interesting and varied mix of occupying commercial tenants and residential dwellings, resulting in a strong sense of local community. Furthermore, this particular location presents itself as an 'area of note' by virtue of its broad and interesting architectural styles and close proximity to the vibrant and thriving Holland Park and Notting Hill retail districts.

We have inspected the spaces thoroughly, and the building is arranged across five floors which can broadly be described as follows:-

### COMMERCIAL SPACE:

A Ground / Basement level Commercial Medical Practice that is currently vacant. These areas comprise a Ground Floor Sales area, kitchen and washroom. The property presents itself in smart decorative order throughout, with good ceiling heights to the principal floor, high quality installations and a prominent road frontage.



### FOUR RESIDENTIAL APARTMENTS:

The majority of the Ground Floor and Basement and the Upper three floors of the property are accessed via their own private street entrance and comprise a superb set of four self-contained, residential apartments each of which has the benefit of occupying either an entire floor as in the case of the 3 x 1 bedroom flats or two floors as in the case of the 3 bedroom property. There is an internal staircase and by modern standards each of these apartments could be considered to be of above average size with appealing front aspect reception rooms, semi-open-plan kitchens, bathrooms and good sized double bedrooms throughout. There is a large private terrace that remains private to the first floor apartment.

These properties have been successfully let out for a considerable number of years, and we have been provided with their sizes to combine into an area schedule as follows:-

TOTAL GROSS INTERNAL AREA - c. 257 sq.m. / 2,764 sq.ft.

Each flat was converted and specified to a high standard a number of years ago and will shortly require a level of internal capital expenditure in order to maintain and potentially improve upon the current levels of rental income that are achievable.

