



# Clearwater Terrace, W11

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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First Floor

Second Floor



# Clearwater Terrace, W11

Freehold

£1,400,000 STC

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Redeveloped meticulously by an exacting owner occupier who has cleverly crafted a wonderful three-bedroom home.

The quality of work and craftsmanship is apparent throughout the house, from the German kitchen to the hardwood floors, this really is a fine example of attention to detail when designing a home.

## LOCATION

Clearwater Terrace is conveniently located in Holland Park, close to its wide range of local amenities including shops and restaurants of Holland Park Avenue as well as being within easy reach of Notting Hill and Kensington High Street. The green open spaces of Holland Park are within a short distance from the property, as is the Westfield Shopping Centre. There is also good access to the M40 and M4 out of London.



Second Floor

Second Floor





First Floor

Ground Floor



## FEATURES

Kitchen

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En Suite Bathroom

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Dining Room

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Shower Room

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Reception Room

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Garage

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Three Bedrooms

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## OTHER USEFUL INFORMATION

EPC

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D

Council Tax Band

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F

## NEAREST TUBE STATIONS

Holland Park (Central line) & Shepherd's Bush (Overground & Southern Rail lines)

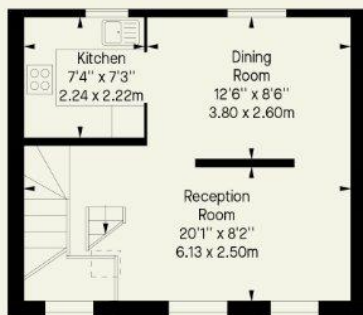
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# Clearwater Terrace, W11

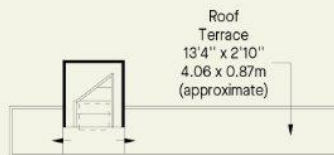
Approx. Gross Internal Area \*

1071 Ft<sup>2</sup> - 99.50 M<sup>2</sup>

(Including Garage)



Second Floor



Roof Terrace



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Please check all dimensions before making a decision reliant upon them.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the particulars.

Notting Hill  
8 Ladbroke Grove, Notting Hill,  
London W11 3BG

Hyde Park  
37-41 Sussex Place, Hyde Park,  
London W2 2TH

South Kensington  
4-5 Kynance Place, South Kensington,  
London SW7 4QS

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