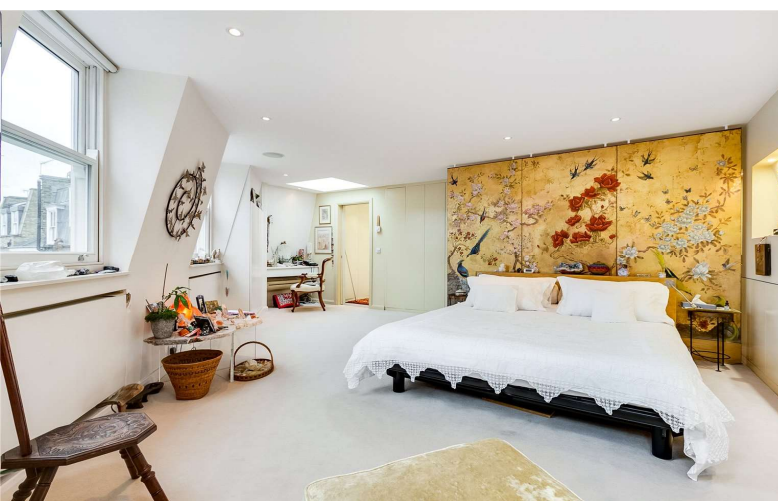


Clareville Grove

London - SW7

Guide Price £3,500,000

HardingGreen



Magnificent Studio Reception

Roof Terrace

Off Street Parking

Approx. 2200 Sq. Ft.

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Description

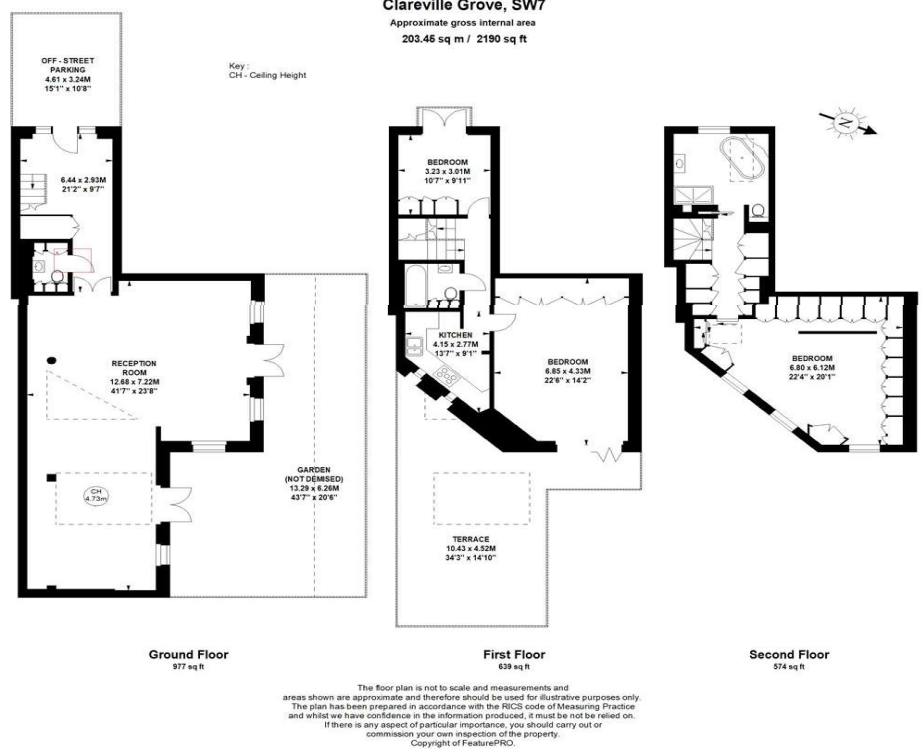


This unusual Studio style house (circa 2200 sq. ft. with planning for additional 1000 sq. ft.) with excellent flexible accommodation arranged over 3 floors with off street parking. The house has triple aspect creating an abundance of natural light, with an exceptional ground floor Studio Reception Room, leading on to a shared patio garden. There is a superb Master Suite with 2 further bedrooms and a 2nd bathroom. The first floor leads onto a large roof terrace. Planning permission has been granted for a full basement. This house has off street parking for one car and RBKC parking permit.

Situation

Clareville Grove is located just off the Old Brompton Road and is in this very fashionable sought-after area of South Kensington. There are many excellent shops restaurants and good transport facilities within walking distance.

Clareville Grove, SW7
Approximate gross internal area
203.45 sq m / 2190 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81

England, Scotland & Wales EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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