

CLIFTON GATE, HOLLYWOOD RD,
CHELSEA, SW10

CLIFF GATE SW1

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HOME FEATURES & SPECIFICATIONS

A well-presented three-bedroom house arranged over four floors, quietly positioned within a private gated development in Chelsea SW10 with portage. The property offers generous proportions, excellent natural light and a thoughtfully arranged layout, providing a clear distinction between living, entertaining and bedroom accommodation. Additional features include private outdoor space, a garage and multiple reception areas, making the house well suited to those seeking space, privacy and convenience in a prime Chelsea location.

RECEPTION ROOM

THREE DOUBLE BEDROOMS

KITCHEN

DINING ROOM

TWO BATHROOMS

GUEST WC

UTILITY ROOM

PRIVATE PATIO

GARAGE

PRIVATE PARKING

PORTER

PRICE

£1,600pw

LOCAL AUTHORITY

Royal Borough of
Kensington & Chelsea
(RBKC)

COUNCIL TAX

Band H

FURNISHINGS

Unfurnished

AVAILABLE

April 2026



KITCHEN & RECEPTION

The ground floor accommodates a fitted kitchen alongside a dedicated dining room, which opens directly onto a private patio garden, creating a practical and well-defined entertaining space.

The first floor is entirely dedicated to a substantial reception room, offering excellent proportions and French doors opening onto an ornamental balcony. Additional features include a guest WC, utility room and an integral garage.



BEDROOMS & BATHROOMS

The upper floors comprise three well-proportioned bedrooms, including a spacious principal suite occupying the top floor with direct access to a private balcony. The principal bedroom benefits from an en suite bathroom featuring a double sink, bath and separate shower. Two further bedrooms are located on the second floor and are served by a bathroom with shower. All bedrooms benefit from good storage and natural light.



Principal Bedroom Suite



Reception



Patio



Second Bedroom



Principal En-Suite



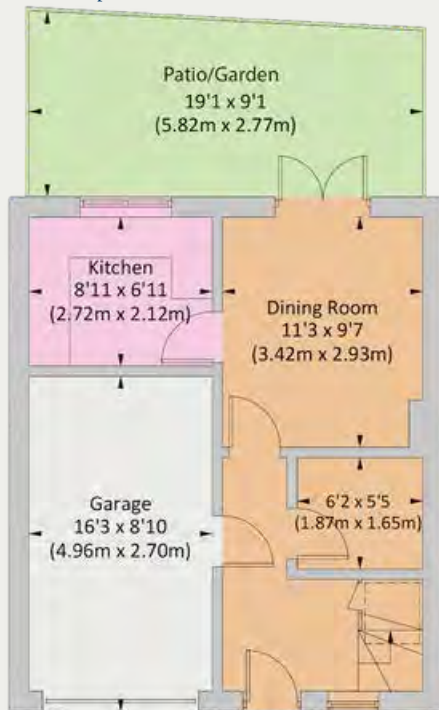
Exterior



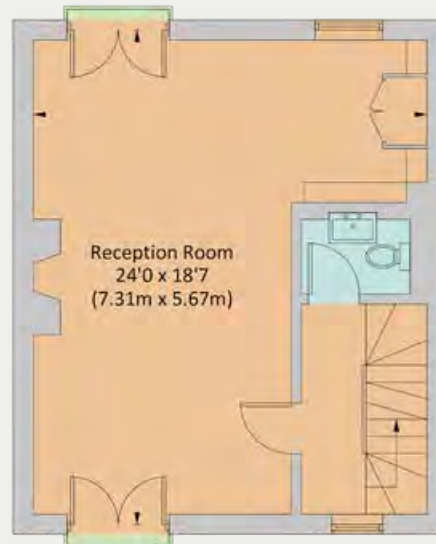
Third Floor
(338 Sq Ft.)



Second Floor
(437 Sq Ft.)



Ground Floor
(440 Sq Ft.)



First Floor
(441 Sq Ft.)



FLOOR PLANS & EPC

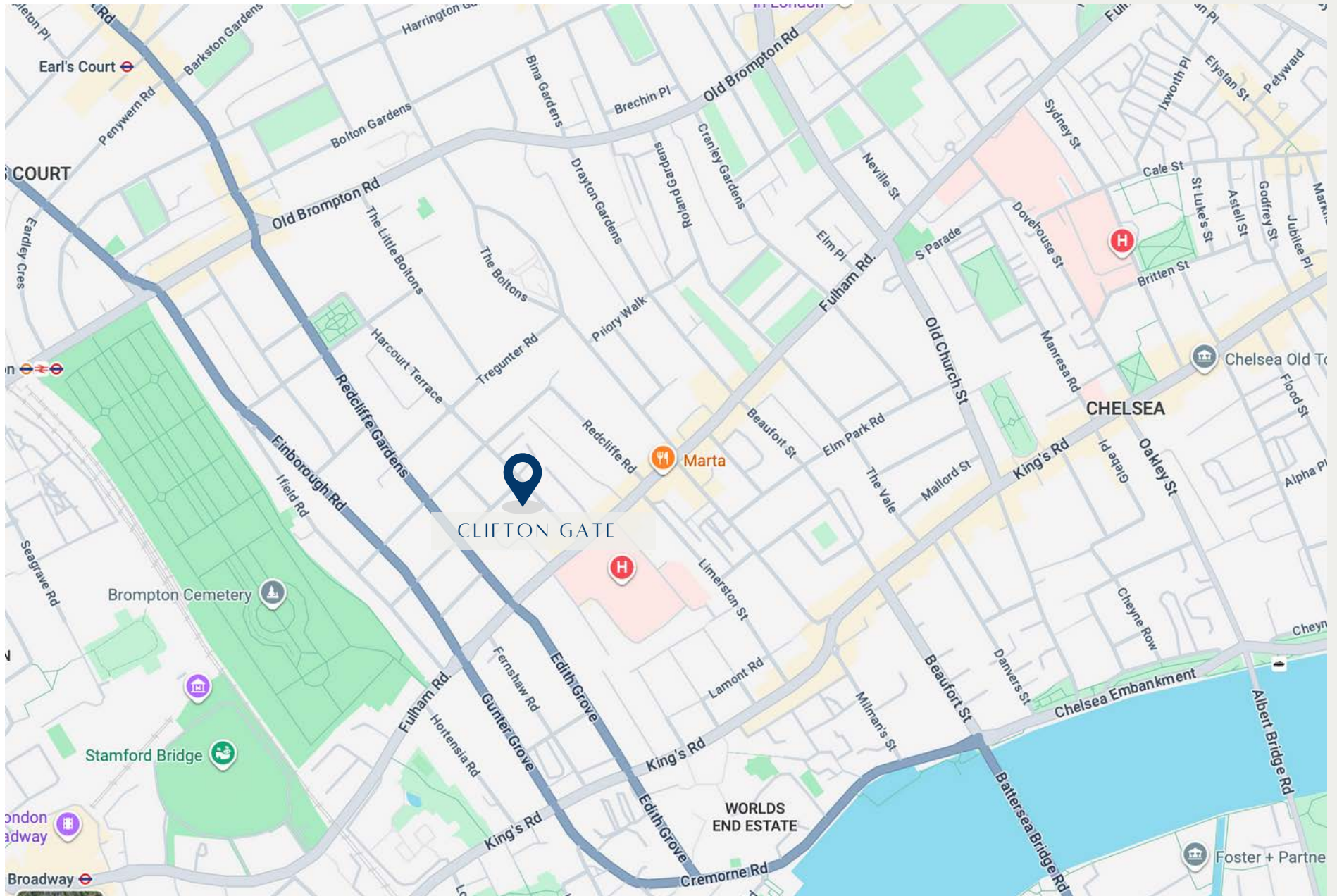
**TOTAL
APPROXIMATE GROSS
INTERNAL AREA**

1,656 sq ft / 153.9 sq m
(Including Garage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING: C
2190-6229-0222-0296-
3023

LOCATION & MAP



FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Situated close to the Fulham Road, the property is well located for Chelsea and South Kensington amenities, including an array of restaurants, cafés, boutique shopping and a local cinema. Transport connections are excellent, with West Brompton and Earl's Court stations nearby, along with multiple bus routes providing convenient access across London.

RESTAURANTS

STECCA

14 Hollywood Rd,
SW10 9HY

OSTERIA FIORENTINA

11 Park Walk,
SW10 0AJ

GROCERIES

BAYLEY & SAGE

180-184 Fulham Rd,
SW10 9PN

M&S Simply Food

289-291 Fulham Rd,
SW10 9PZ

CAFES & BAKERIES

GAIL's Bakery

341 Fulham Rd,
SW10 9TW

B Bagel

236D Fulham Rd,
SW10 9NB

SCHOOLS

SERVITE RC PRIMARY

252 Fulham Rd,
SW10 9NA

CHELSEA ACADEMY

Lots Rd,
SW10 0AB

SHOPPING

FULHAM ROAD

10 yards

KINGS ROAD

0.4 miles

TRANSPORT LINKS

FULHAM BROADWAY STATION

District Line (approx. 8-10
min walk)

WEST BROMPTON STATION

District Line & London
Overground (approx. 7-
12 min walk)



GET IN TOUCH

CONTACT INFORMATION

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Details Prepared December 2025



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