



## Clarendon Court, NW2



2



1304.00  
sq ft

AVAILABLE TO LET FROM 22 FEBRUARY 2023 - We are delighted to offer this well-presented large three bedroom flat in a well renowned mansion block, positioned in the heart of Brondesbury Park. The apartment benefits from a spacious reception room, modern fully fitted kitchen, bathroom and WC. The property also has communal gardens, a garage and is offered PART FURNISHED.

The property is situated in Brondesbury Park and is ideally located to access the amenities of Chamberlayne Road, Willesden Green and Queen's Park. The property is also within walking distance of Roundwood Park and King Edward VII Park. Local transport links include Willesden Green (Jubilee), Kensal Rise (Overground) and Queen's Park (Bakerloo). Viewing is highly recommended.

- AVAILABLE TO LET FROM 22/02/23
- Spacious reception room with feature fireplace
- Communal gardens and a garage
- Offered PART FURNISHED
- Three generous sized rooms
- Deposit: £3288

**£2,700 Per Month**

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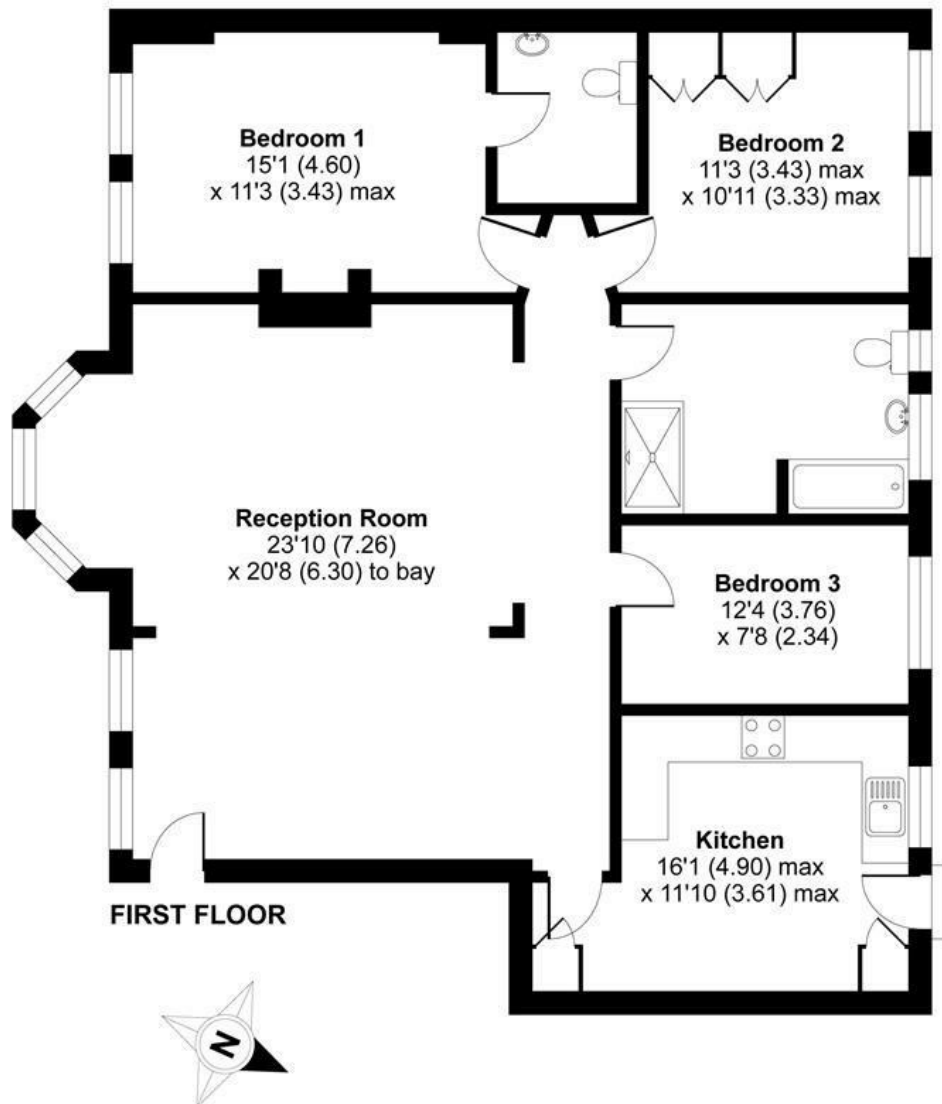
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Clarendon Court, Sidmouth Road, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 1304 SQ FT 121.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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