



Clarence Road, NW6

Available now this very well presented four bedroom mid-terraced period house set within the heart of the North Kilburn Conservation Area.

The house benefits from a 27 ft double reception room, guest cloakroom and a 22 ft extended kitchen/diner with bi-fold doors opening onto a 40 ft sunny rear garden. The first floor comprises of three double bedrooms and a family bathroom/WC. The loft has been converted to form a master bedroom with en-suite shower room.

Close to Kilburn High Road and Salusbury Road with their numerous shops & transport links.

- Available now
- 4 bedrooms
- 2 bathrooms
- Excellent condition
- Bright & spacious
- 40 ft rear garden
- Close to transports and shops
- Viewing highly recommended

£1,000 Per week

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QUEENS PARK PARTNERSHIP

ESTATE AGENTS

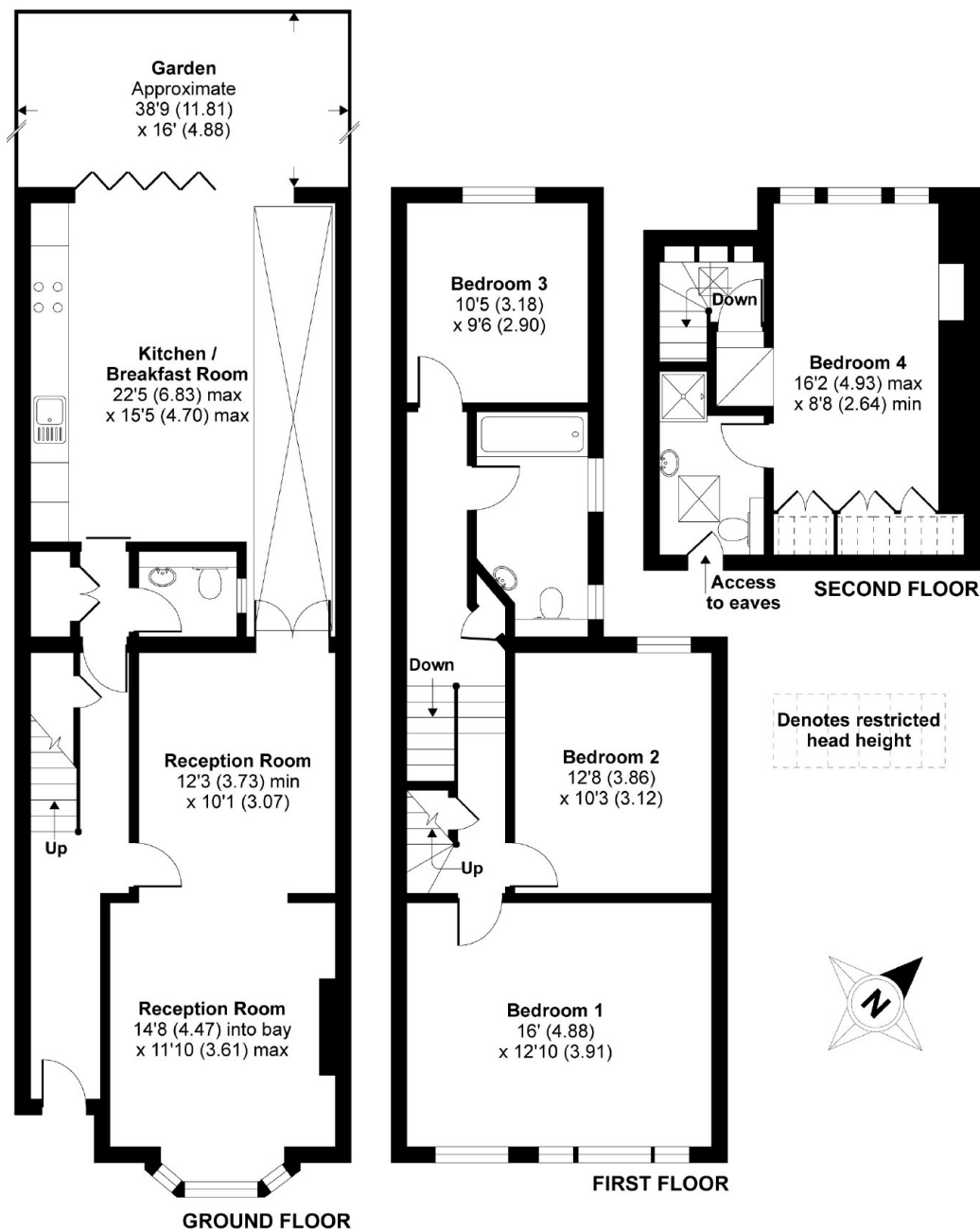


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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	67	
E (49-54)		
F (41-48)		
G (35-40)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clarence Road, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 1675 SQ FT 155.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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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Admin fee: £150 +vat - Reference Fee: £30 +vat per application - Inventory Fee may also apply

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