



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

Clarendon Court, Sidmouth Road,
£575,000

3 1 1



This bright and generously proportioned apartment is arranged over 1,310 sq ft and occupies the third floor of an attractive period mansion block with the convenience of lift access. The accommodation offers flexibility, comprising three/four bedrooms, a spacious reception room with fireplace, a separate eat-in kitchen, a family bathroom with additional WC, and excellent storage throughout the hallway.

High ceilings, large windows and original features provide a wonderful sense of space and light, while residents also enjoy access to beautifully maintained communal gardens. The property is sold with a Share of Freehold and further benefits from the addition of a private lock-up garage.

Clarendon Court is a highly regarded mansion block on Sidmouth Road, just moments from the independent shops, cafés and restaurants of Sidmouth Parade. The wider amenities of Kensal Rise, Queen's Park and Willesden Green are all within easy reach, with excellent transport connections available at Willesden Green (Jubilee Line) and Kensal Rise (Overground).



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Sidmouth Road, NW2
Total Area: 121.8 m² ... 1311 ft²



Third floor



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS). Recreated. The plan is for general guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and all other details are approximate. While all care is taken in the preparation of this plan, for any aspects of this plan are of specific importance, an independent inspection would be advised.

- Arranged over 1,310 sq ft on the third floor
- Benefits from a Share of Freehold
- Separate eat-in kitchen
- Access to communal gardens
- Excellent location close to Kensal Rise, Queen's Park and Willesden Green
- Situated within a charming period mansion block
- Four generous sized bedrooms with flexible layout
- Family bathroom plus additional WC
- Includes a private lock-up garage
- Access to fantastic transport links



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

