



# Clarence Way

London, NW1

Guide Price £1,195,000

Nestled on a desirable, quiet residential street, this charming two-bedroom freehold house offers convenient living across two floors. The ground floor comprises a welcoming reception room, a separate dining room and a kitchen leading out to a private patio with a generously sized garden, with two well-proportioned bedrooms upstairs. There is further potential to extend the property subject to the necessary planning permissions, making it a fantastic opportunity for those looking to create a bespoke family home.



# Clarence Way

London, NW1

- Two Bedroom House
- Excellent Location
- Private Garden
- Good entertaining space
- Potential To Extend



Clarence Way is a Cul-de-sac meaning it is virtually traffic free. It is perfectly located to take advantage of the fantastic local amenities. These include a vast array of shops and cafes and excellent transport links. Equidistant to both Chalk Farm and Camden underground stations. Kentish Town West overland station is nearby, as are the green open spaces of Primrose Hill.

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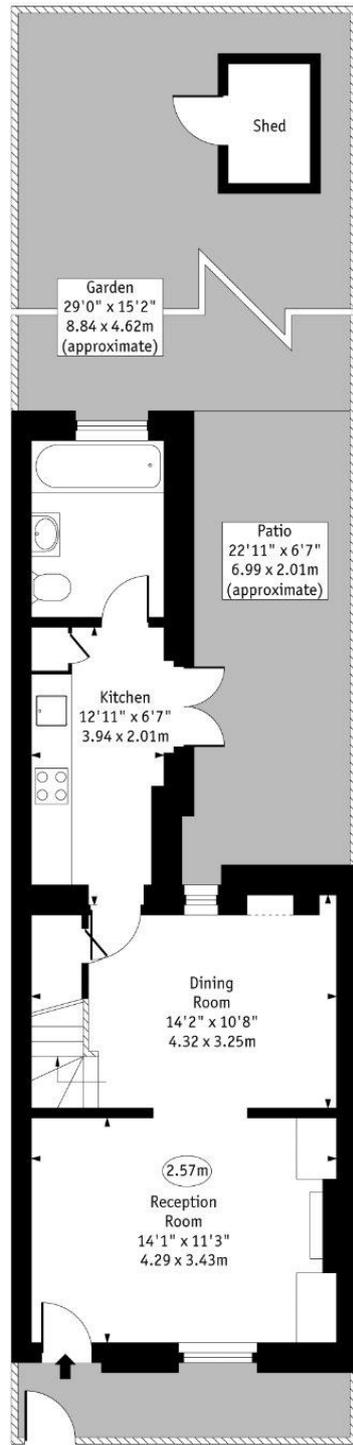
**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** F

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*Chestertons Camden & Kentish Town Sales*

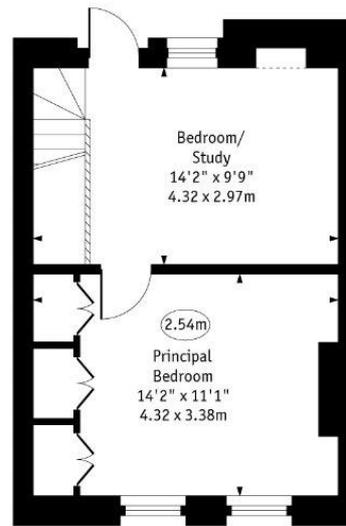
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# Clarence Way



**Ground Floor**  
Gross Internal Area - 482 Sq Ft - 44.77 Sq M

○ - Ceiling Height



**First Floor**  
Gross Internal Area - 328 Sq Ft - 30.48 Sq M

**Approx Gross Internal Area 810 Sq Ft - 75.25 Sq M**

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.  
www.goldlens.co.uk  
Ref. No. 027809KH

