



Clarence Way

London, NW1

Guide Price £1,400,000

A wonderful period house in the most charming of streets. This naturally bright property has undergone a complete refurbishment to exacting standards which has created a very stylish home. The ground floor, boasting opulent wooden flooring, is opened up and leads out to the delightful South-facing garden which boasts a fully fitted garden studio. The upper floor boasts three bedrooms and a family bathroom. Furthermore, there is a separate WC and ample storage throughout. Being sold chain-free.

CHESTERTONS



Clarence Way

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- Three bedrooms
- South-facing garden
- Separate WC
- Double reception
- Chain-free



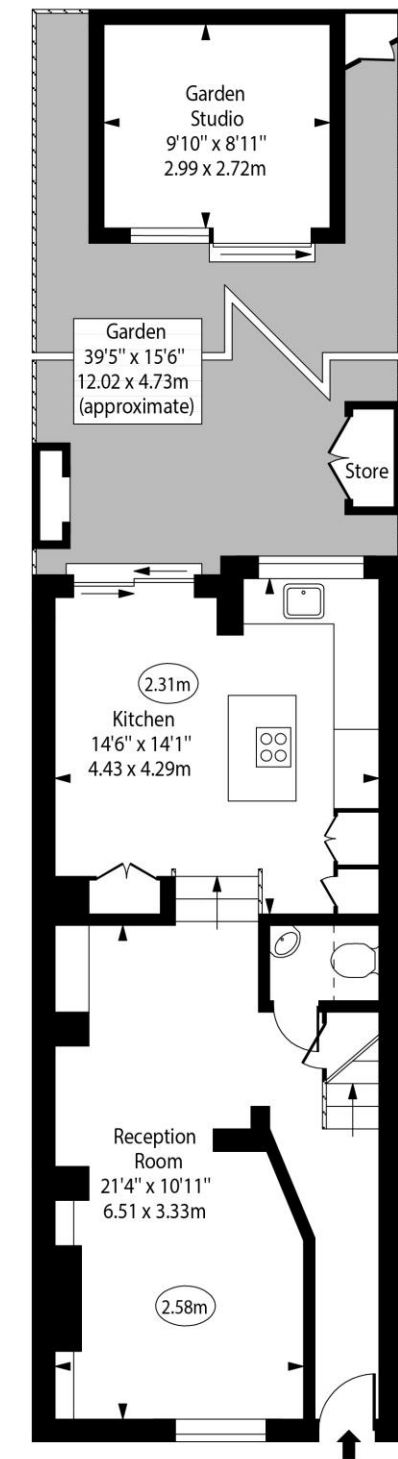
Clarence Way is a quiet cul-de-sac meaning it is virtually traffic free. It is perfectly located to take advantage of the fantastic local amenities. These include a vast array of shops and cafes and excellent transport links. Equidistant to both Chalk Farm and Camden underground stations. Kentish Town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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		99 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

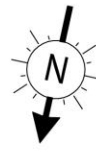
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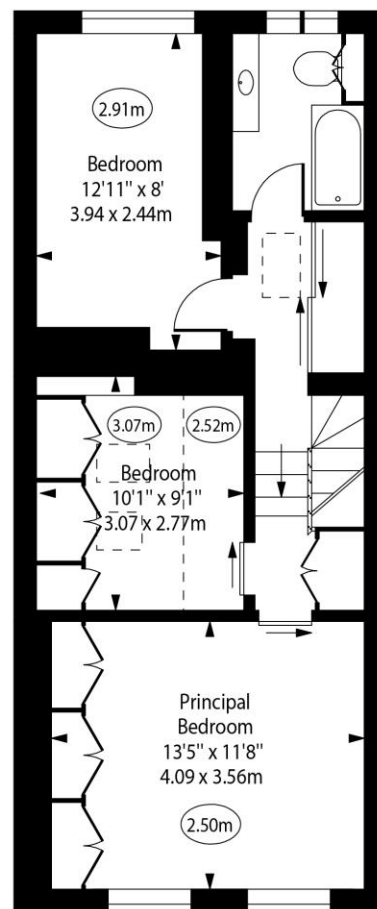


Ground Floor
Gross Internal Area - 510 Sq Ft - 47.38 Sq M

Clarence Way



○ - Ceiling Height



First Floor
Gross Internal Area - 522 Sq Ft - 48.49 Sq M

Approx Gross Internal Area 1105 Sq Ft - 102.65 Sq M

For Illustration Purposes Only - Not To Scale

