

**Sidmouth Road, Brondesbury Park, NW2 5HB**

**Asking Price £639,950**

Subject to Contract

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
39	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
39	

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

- Ceiling & wall panel mouldings
- Sizable reception room
- Family bathroom
- Communal gardens
- Lift

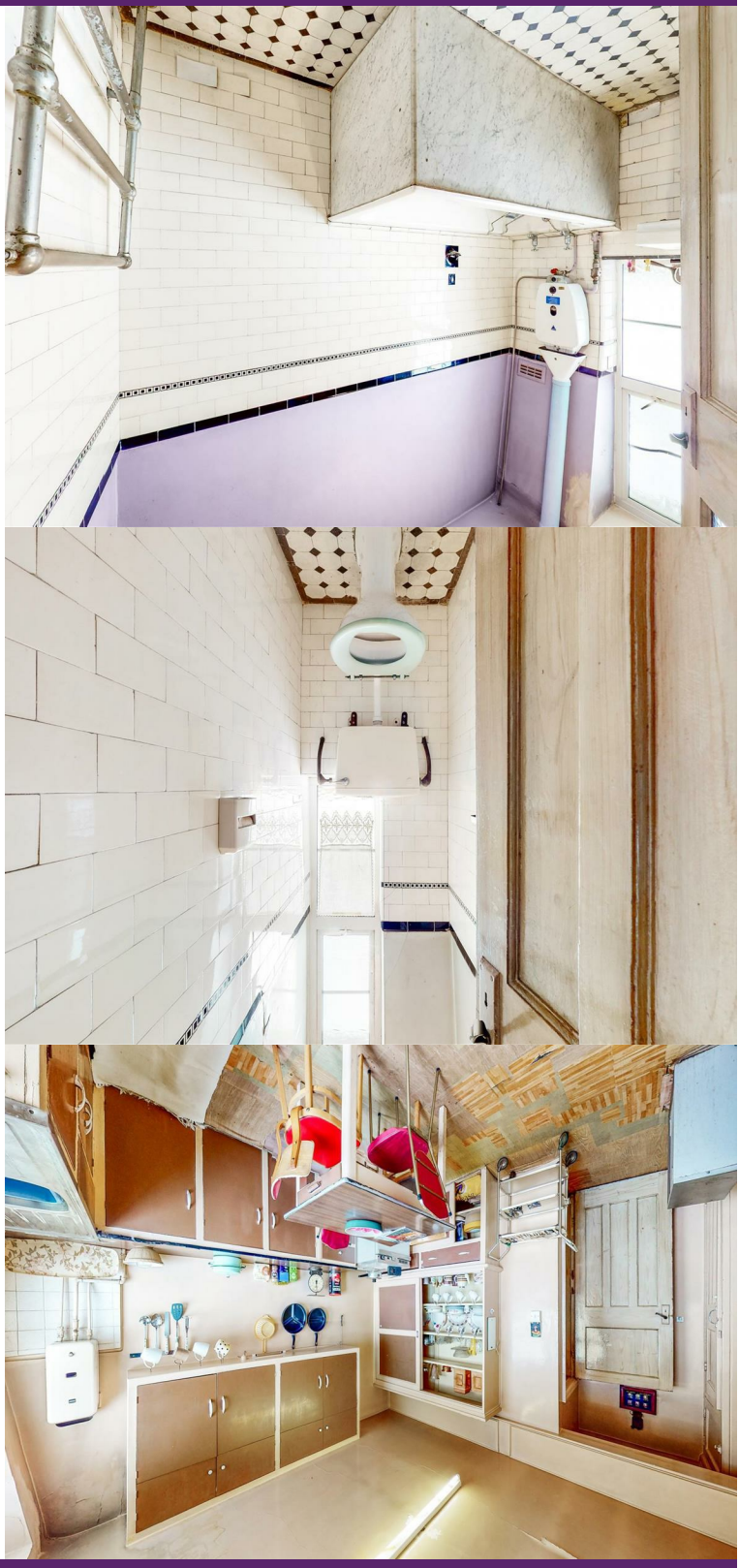
- Three/four bedrooms
- Door leading out to terrace from kitchen
- Guest W.C
- Entryphone



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**Sidmouth Road, NW2 5HB**

Blank canvass with great flexibility... set back from the road with mature trees and shrubbery on a freehold basis, a well proportioned three/four bedroom apartment, entered via carriage driveway, with entry-phone access and stylish lift. Clarendon Court is an impressive mansion building that offers large rear communal lawns, a stone's throw away from shops, and numerous transport facilities. The property offers a generous 1339sq ft of living/entertaining space with ceiling & wall panel moulding on high ceilings throughout, a sizable reception room, a door leading down to the garden from the eat-in kitchen, and a family bathroom with guest W.C, boasting period features with no upper chain.

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**Clarendon Court Sidmouth Road, NW2 5HB**  
 Approx Gross Internal Area = 124.4 sq m / 1339 sq ft

Ref  
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 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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