



Clarence Way

London, NW1

Guide Price £1,225,000

A stunning house in the most charming of streets. This naturally bright property is presented in excellent condition. The ground floor is fully opened up and everything leads out to the delightful South-facing garden. The upper floor boasts two double bedrooms, family bathroom, and a roof terrace complete with hot tub. There is ample storage and a downstairs shower room.

CHESTERTONS



Clarence Way

London, NW1

- Fantastic location
- Stylish interior
- South-facing garden
- Close to schools and transport
- Roof terrace



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.

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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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