



MILE



Clarendon Court, Sidmouth Road, London NW2

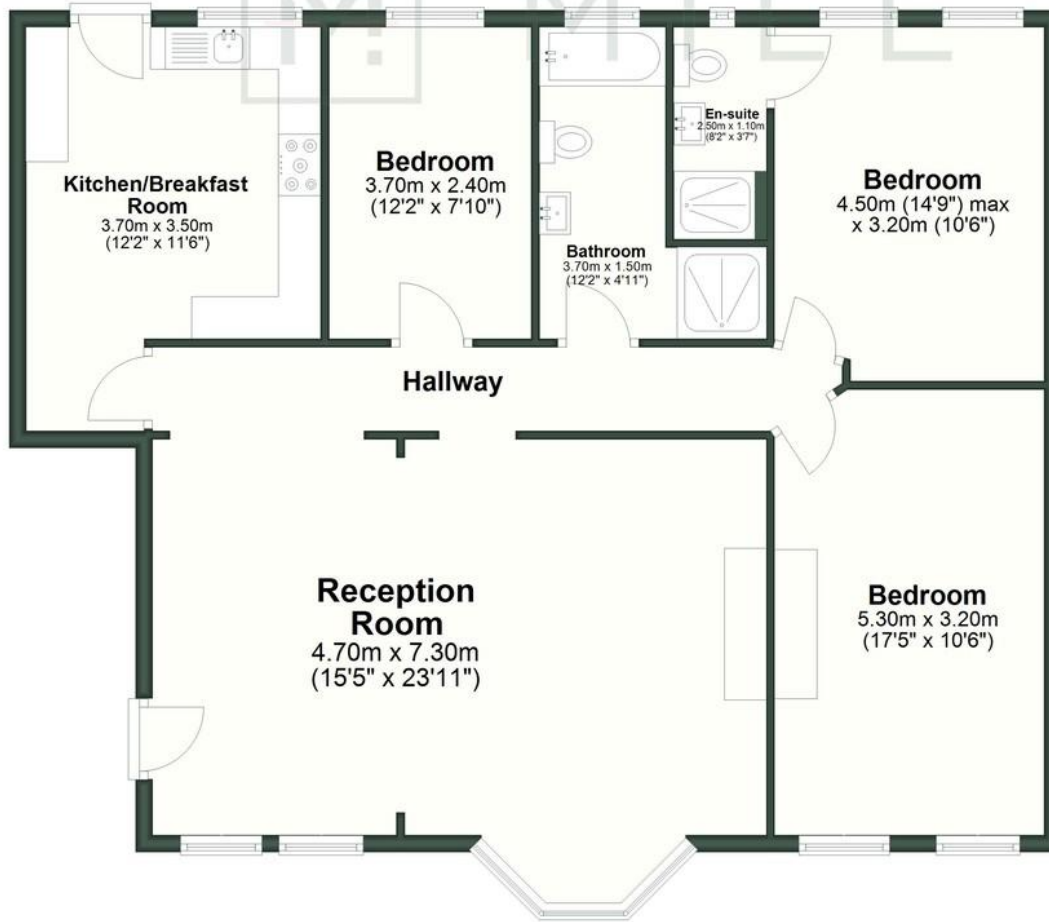
£750,000 Leasehold

Welcome to Clarendon Court, a beautifully presented ground floor apartment set within a charming and well-maintained period block. Offering 1,175 sq ft of well-balanced living space, the property comprises three generous bedrooms and two bathrooms, making it ideal for both families and those seeking additional work-from-home space. The apartment is presented in excellent condition throughout, allowing for immediate occupation. Further benefits include a long 950-year lease, access to a communal garden, and the significant advantage of being sold chain free. Positioned in a highly convenient pocket, Clarendon Court enjoys easy access to several vibrant neighbourhoods. Kensal Rise and Queen's Park offer an array of independent cafés, restaurants, and boutique shops, alongside the green open spaces of Queen's Park itself. Nearby Brondesbury and Willesden Green provide further amenities, including larger supermarkets, gyms, and excellent transport links. Residents benefit from convenient access to both the London Underground (Jubilee Line from Willesden Green) and London Overground services from Kensal Rise, ensuring swift connections into Central London and beyond.

- Ground floor apartment
- Three bedrooms
- Excellent Condition
- Chain Free
- Leasehold 950 years remaining
- Secure block
- Communal garden
- 1175 sq ft
- Two bathrooms
- Close to shops and transport

Ground Floor

Approx. 109.2 sq. metres (1175.3 sq. feet)



Total area: approx. 109.2 sq. metres (1175.3 sq. feet)
Claredon Court

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.