



CLARENCE GATE GARDENS, NW1

£1,250,000

- Three bedrooms
- Share of freehold
- Modern throughout
- Private balcony
- Prime location
- Porter

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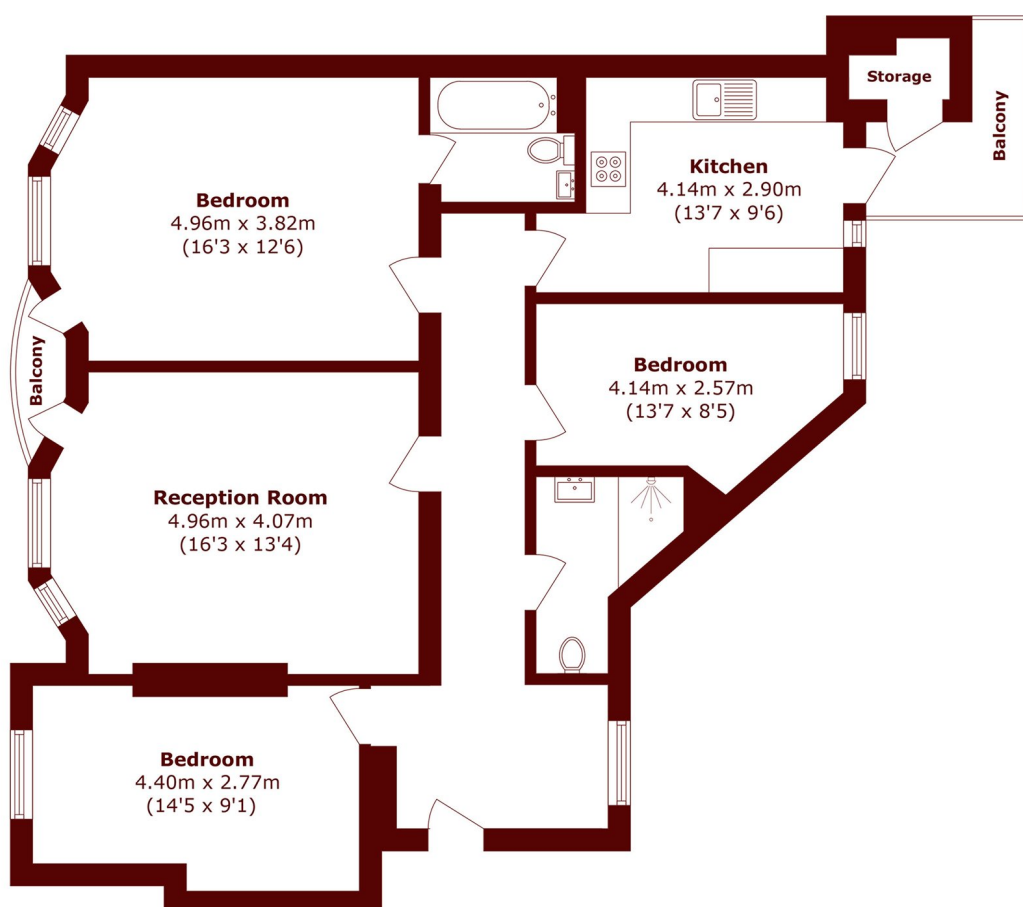
ABOUT THE PROPERTY

A beautifully finished three-bedroom, two-bathroom raised ground floor apartment set within the prestigious Clarence Gate Gardens. Finished to a high specification throughout, the property offers a bright reception room, three bedrooms, including a principal bedroom with en-suite, a contemporary family bathroom, and a spacious separate bespoke kitchen with integrated appliances, both bathrooms and kitchen benefit with under floor heating. The apartment further benefits from a private balcony off the kitchen and an additional front-facing balcony.

Clarence Gate Gardens is a classical example of an Edwardian mansion block occupying it's own street running parallel to Baker Street.



STEP INSIDE CLARENCE GATE GARDENS



Total area (approx.): 95.2 sq. m (1024.7 sq. ft)

Balcony Total (approx.): 7.4 sq. m (79.6 sq. ft)

External Storage area (approx.): 1.1 sq. m (11.8 sq. ft)

Marylebone & Mayfair
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Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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