



**Clement Close, NW6**



757.00 sq  
ft



NOW AVAILABLE FOR SALE is this well presented First Floor, two bedroom apartment comprised within a postwar building that offers 757 sq/ft of well laid out accommodation situated within the heart of Brondesbury Park. The property offers a fantastic opportunity to acquire an apartment with a pragmatic arrangement and picturesque southerly views.

Accommodation includes a spacious reception room on the right side of the property, while there are two bedrooms in the midriff and on the left hand side. The benefit of this arrangement is that each predominant living area boasts beautiful views over the Queens Park Community School playing fields. Owing to the property's aspect, the reception room and two bedrooms are abundant in light. The modern well fitted white kitchen is situated at the front of the property.

Clement Close is a residential enclave situated off of Milverton Road. The amenities of Willesden Green, Kensal Rise & Queen's Park are close by. Local transport links include Willesden Green (Jubilee - Zone 2) and Brondesbury Park (Overground).

**£425,000 Leasehold**

# CAMERONS STIFF & Co.

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- A well presented First Floor, two bedroom apartment with communal gardens
- Offers 757 sq/ft of internal living accommodation
- Ample off street parking.
- Abundance of storage space
- Childrens playground
- Modern white fitted kitchen with large window to front of the building
- Close to Willesden Green Station (Jubilee - Zone 2)
- Picturesque, southerly views over the QPCS playing fields
- Council: Brent. Tax C (Brent)
- Viewing recommended



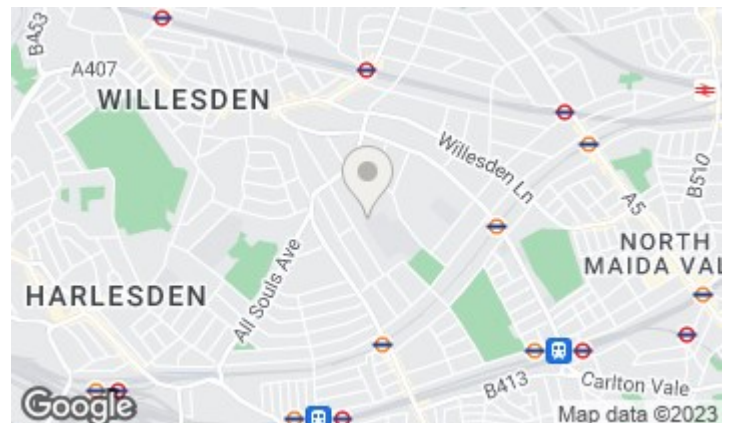






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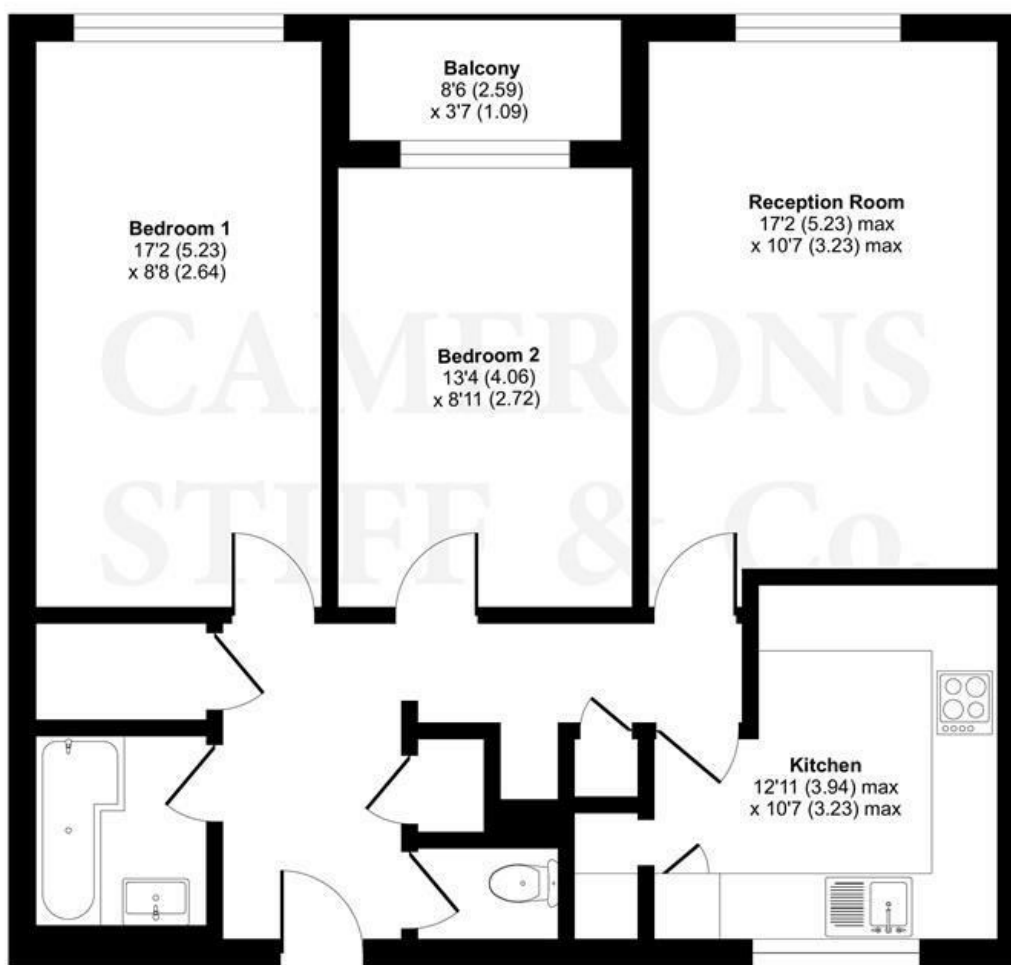




## Clement Close, London, NW6

Approximate Area = 757 sq ft / 70 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Camerons Stiff & Co. REF: 808089

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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