



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Clement Close, London, NW6 7AN

Asking Price £450,000

Subject to Contract

- Low rise two double bedroom apartment with communal grounds
- Separate modern fitted kitchen with compound worktops
- Off street parking
- 17ft reception room with dining area
- Wood style flooring throughout
- Balcony



Clement Close, NW6 7AN

Generously sized apartment in Brondesbury Park... beautifully presented two-bedroom apartment set on the second floor of a well-maintained, purpose-built block. Extending to over 750 sq. ft, the property offers bright, spacious, and well-proportioned living accommodation throughout. In close proximity of local transport links, benefiting from a private balcony and off-street parking

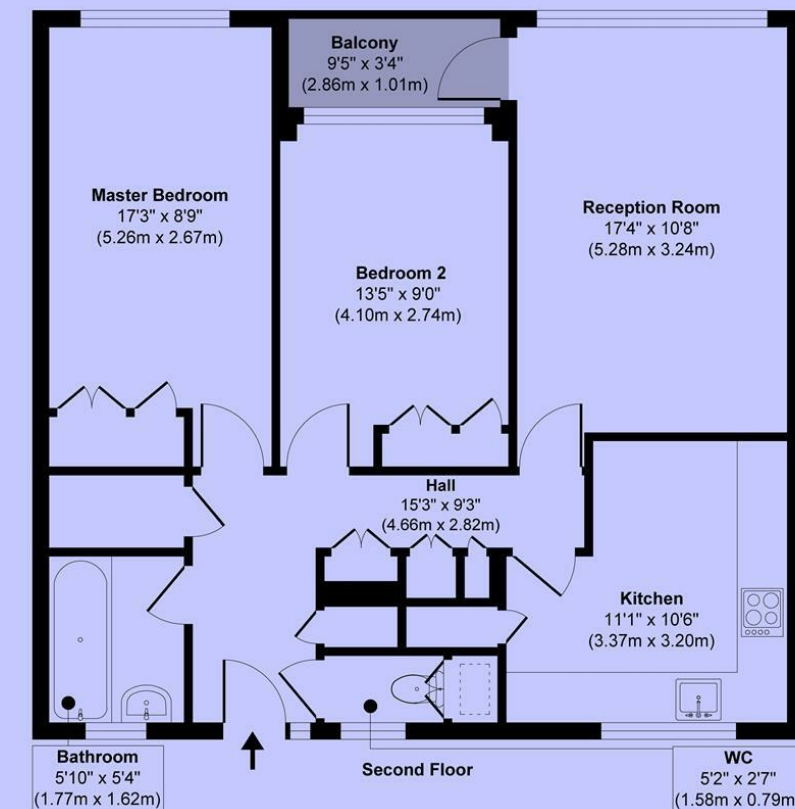
While internally featuring timber style flooring throughout, two double bedrooms, 17ft reception room with dining area, modern fitted high gloss kitchen with compound worktops, and a stylish contemporary bathroom. This makes it an excellent choice for first-time buyers, downsizers, or investors alike.

Clement Close is a quiet residential cul-de-sac, ideally positioned within easy reach of Willesden Green (Jubilee Line) and Brondesbury Park stations, offering excellent transport connections across London.

Residents also have access to nearby green spaces, including Tiverton Green and the South Hampstead Cricket Club.



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Approx. Gross Internal Floor Area 755 sq. ft / 70.22 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Tenure Leasehold

Price Asking Price £450,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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