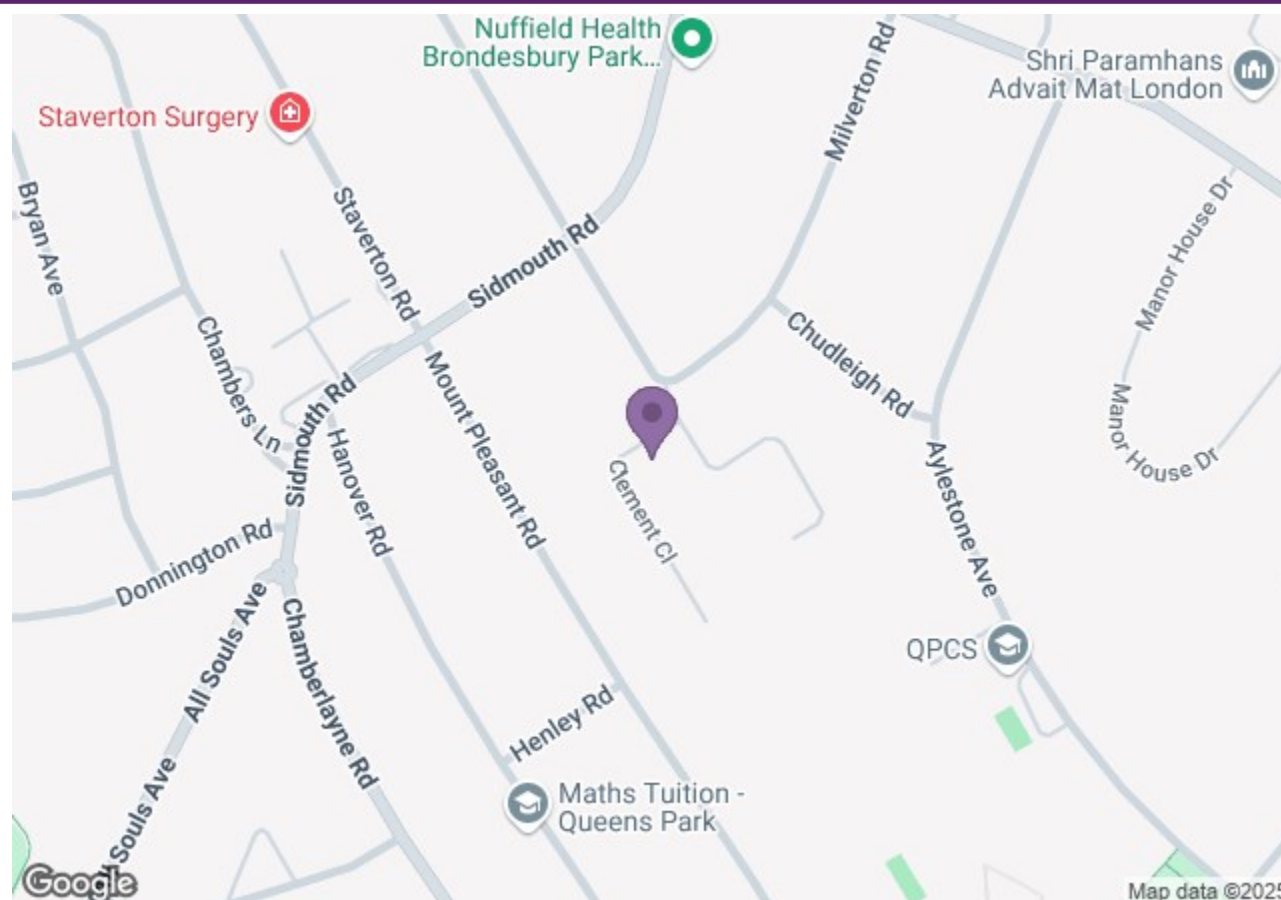




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	65	

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		

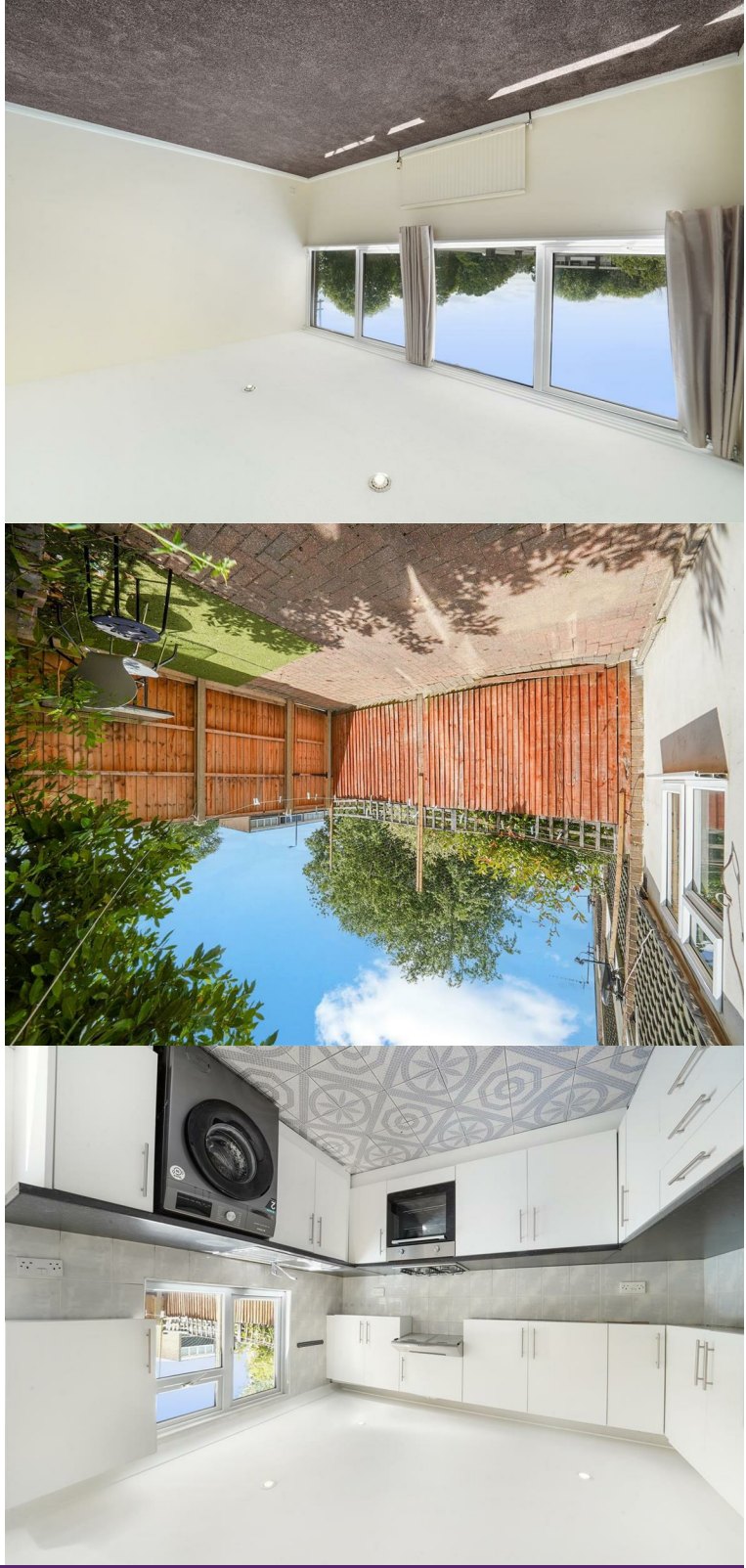
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Clement Close, London, NW6 7AN

Asking Price £775,000

Subject to Contract

- Three bedroom three storey house in quiet residential location
- Private rear garden/patio
- Freehold
- Double glazing & gas central heating
- Off-street parking for one vehicle
- Two bathrooms & three W.Cs



Clement Close, NW6 7AN

Charming 3-Bedroom Townhouse in Brondesbury Park.. we are pleased to present this delightful three-bedroom townhouse, quietly situated in the sought-after area of Brondesbury, NW6. Arranged over three floors, the property offers generous living space with spacious rooms, a modern fitted kitchen, double glazing, and gas central heating. A private rear garden and patio provide outdoor enjoyment, while off-street parking for one vehicle adds convenience. Ideally located just a minute's walk from Willesden Green Underground Station (Jubilee Line), the property also benefits from easy access to the vibrant shops, cafes, and amenities of Kensal Rise and Queen's Park. This home is perfect for first-time buyers or investors and is offered with no onward chain. Early viewing is highly recommended.

Clement Close, NW6 7AN

Approx Gross Internal Area = 99.56 sq m / 1072 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Ref :
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