

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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

**Clement Close, London, NW6 7AN**

**Asking Price £749,950**

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

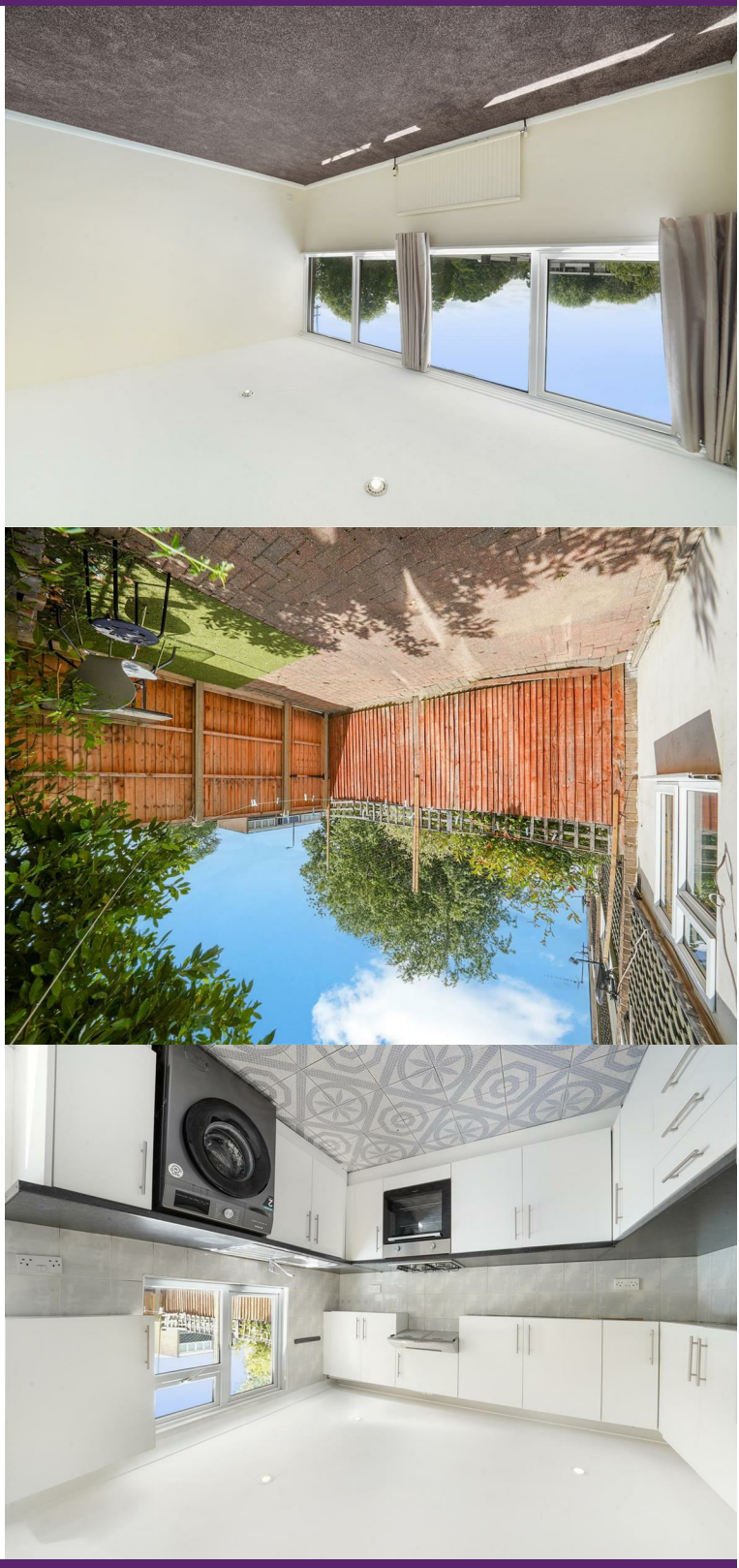
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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**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.

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**Clement Close, NW6 7AN**  
 Approx Gross Internal Area = 99.56 sq m / 1072 sq ft



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