

**Sidmouth Road, Brondesbury Park, NW2 5HB**

**Asking Price £560,000**

Subject to Contract

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</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>	
<b>39</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	

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.

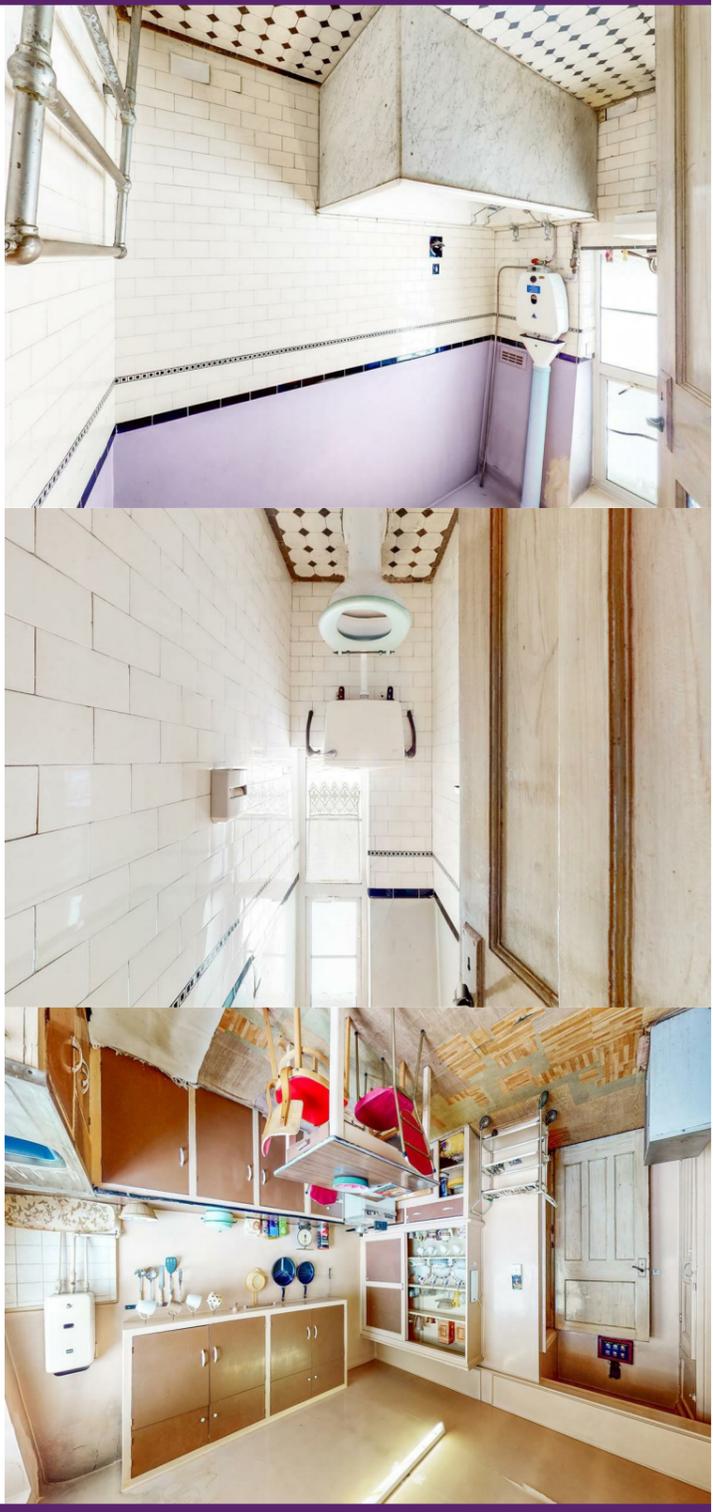
- Ceiling & wall panel mouldings
- Sizable reception room
- Family bathroom
- Communal gardens
- Lift
- Three/four bedrooms
- Door leading out to terrace from kitchen
- Guest W.C
- Entryphone



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**Sidmouth Road, NW2 5HB**

Spacious & Versatile Three/Four-Bedroom Apartment in Prestigious Mansion Block... offering a blank canvas with great flexibility, this well-proportioned three/four-bedroom apartment is set within Clarendon Court, an impressive mansion building tucked away from the road behind mature trees and shrubbery. Available on a freehold basis, the property is accessed via a carriage driveway with entry-phone access and a stylish lift, leading to beautifully maintained communal rear lawns. Spanning a generous 1,339 sq ft, the apartment boasts high ceilings with elegant ceiling and wall panel moulding, a spacious reception room, and an eat-in kitchen with direct access to the garden. Additional features include a family bathroom with a guest W.C., charming period details, and the advantage of no upper chain. Ideally located just moments from a variety of shops and excellent transport links, this property presents an outstanding opportunity for buyers looking to personalize a home in a prestigious setting.

**Clarendon Court Sidmouth Road, NW2 5HB**

Approx Gross Internal Area = 124.4 sq m / 1339 sq ft



Ref  
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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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