



CLARENCE GATE GARDENS, NW1

£1,100,000

Two bedrooms
Bathroom
Reception room
24 hour portorage
Separate kitchen
Energy rating: d

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ABOUT THE PROPERTY

This charming flat is set on the 4th floor of this popular Edwardian Mansion Block located on this quiet backwater adjacent to Baker Street. Featuring two double bedrooms and a bathroom as well as a double aspect reception room there are the further benefits of a daytime porter and a Share in the Freehold. In good condition throughout the property also benefits from being located only moments away from the wide green expanse of Regents Park.

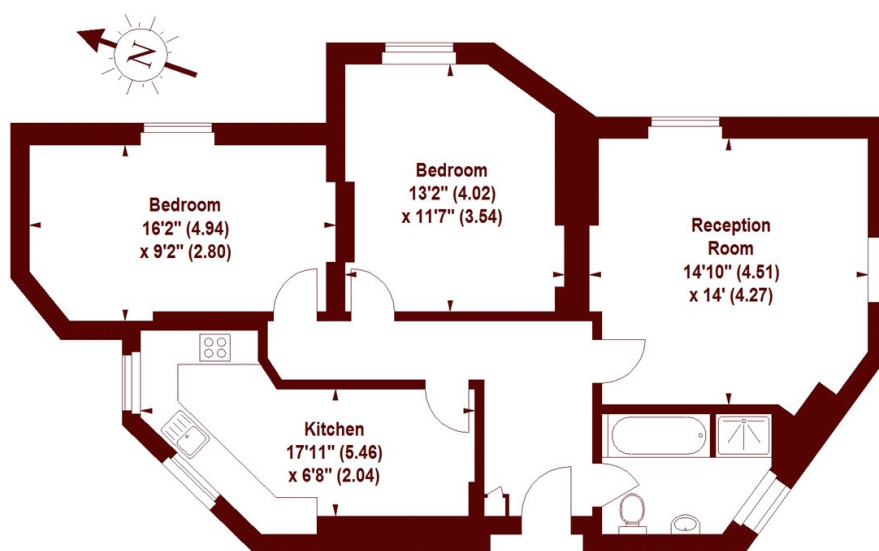
Glentworth Street runs parallel with Baker Street and is two minutes walk from Baker Street Underground Station with its fantastic transport facilities.



STEP INSIDE CLARENCE GATE GARDENS

Clarence Gate Gardens, NW1

APPROX. GROSS INTERNAL FLOOR AREA 825 SQFT / 76.64 SQM



FOURTH FLOOR

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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Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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