



**THREE BED MAISONETTE WITH GARDEN NEAR
REGENT'S PARK**

CLARENCE GARDENS

NW1

Asking Price
£675,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £675,000	Square Footage 840
Council Tax Band D	EPC C
Ground Rent £10	Service Charge £1603.41
Tenure Leasehold	

A charming three bedroom duplex maisonette with private garden moments from Regent's Park.

Clarence Gardens is perfectly positioned and is also convenient for Euston and King's Cross St Pancras.

Offered chain free this lovely property is an ideal first time buy, investment, or pied a terre.

FEATURES

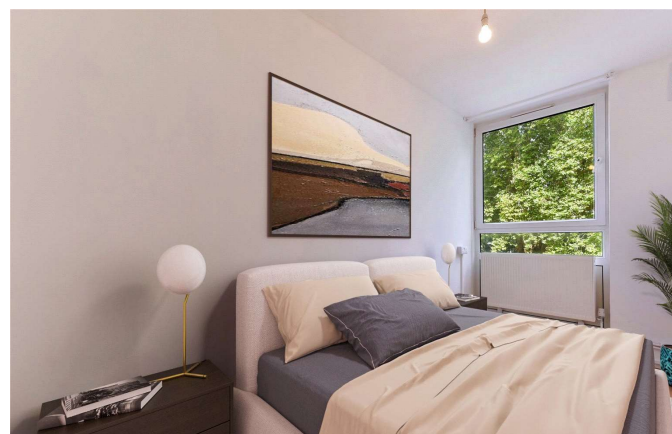
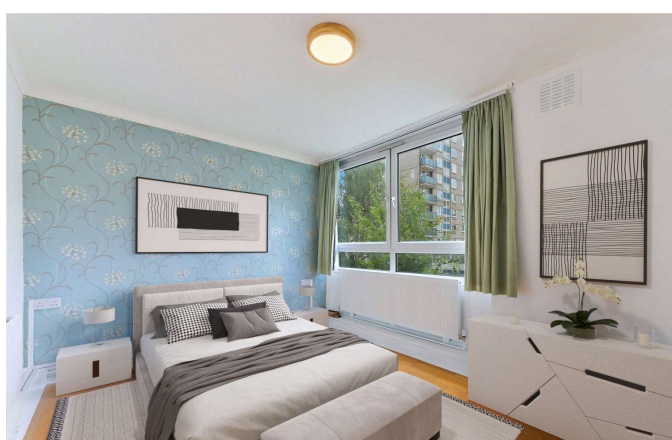
- Three Bedrooms
- One Reception Room
- One Bathroom
- Ground Floor
- Private Garden
- Wood Flooring

LOCATION



KNIGHTSBRIDGE SALES
55-57 SLOANE AVENUE, SW3 3DH

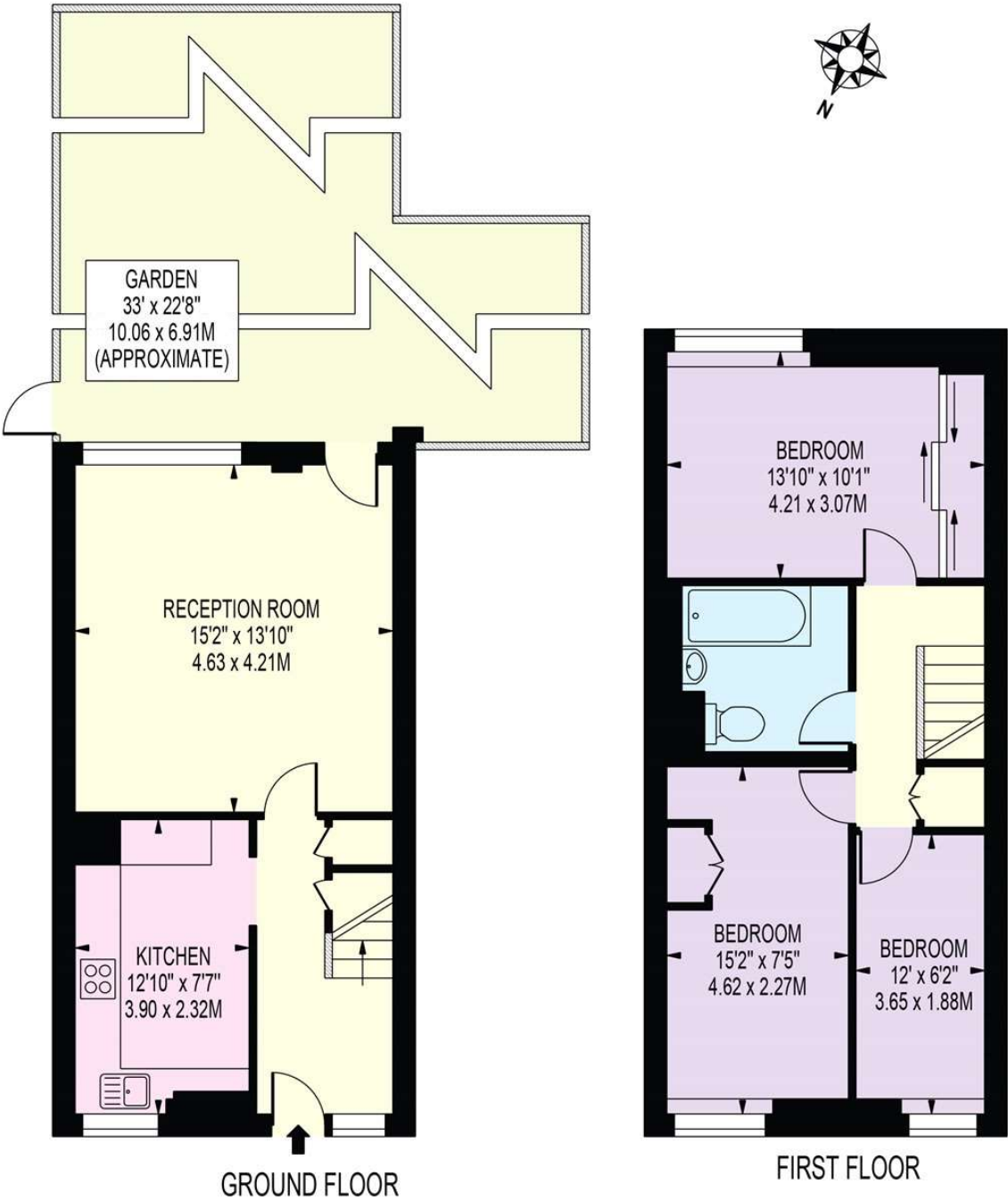
020 7235 9641
sales.knightsbridge@bhhs-london.com



FLOORPLAN

CLARENCE GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 840 SQ FT - 78.02 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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