



CLARENCE GATE GARDENS, GLENTWORTH STREET, LONDON, NW1

ASKING PRICE £995,000
LEASEHOLD
SOLE AGENTS

For further information,
please call our
Regents Park Sales
office on +44 20 7723 9988

A stunning three double bedroom, two bathroom apartment in a well regarded red brick mansions block. The property benefits from a large kitchen/ breakfast room and wonderful natural light throughout with a dual East/ West aspect. The property has been recently refurbished throughout and has a wealth of period features.

Clarence Gate Gardens is conveniently located moments from the green open spaces of Regent's Park and within easy walking distance of the shops, restaurants and transport facilities of Marylebone High Street, Baker Street and the West End.

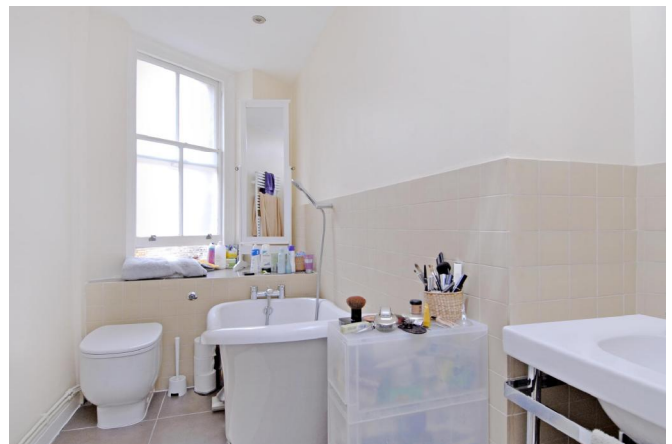
Regent's Park Office

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Marylebone Village Office

6 Paddington Street, Marylebone Village, London W1U 5QG
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Accommodation

Entrance hall, kitchen/ breakfast room, reception room, three bedrooms and two bathrooms

Benefits

- § Resident caretaker
- § Lift
- § Communal heating and hot water
- § Within walking distance to the open spaces of Regent's Park

Tenure

Leasehold, with approximately 93 years remaining

Ground Rent

Approximately, £120 per annum

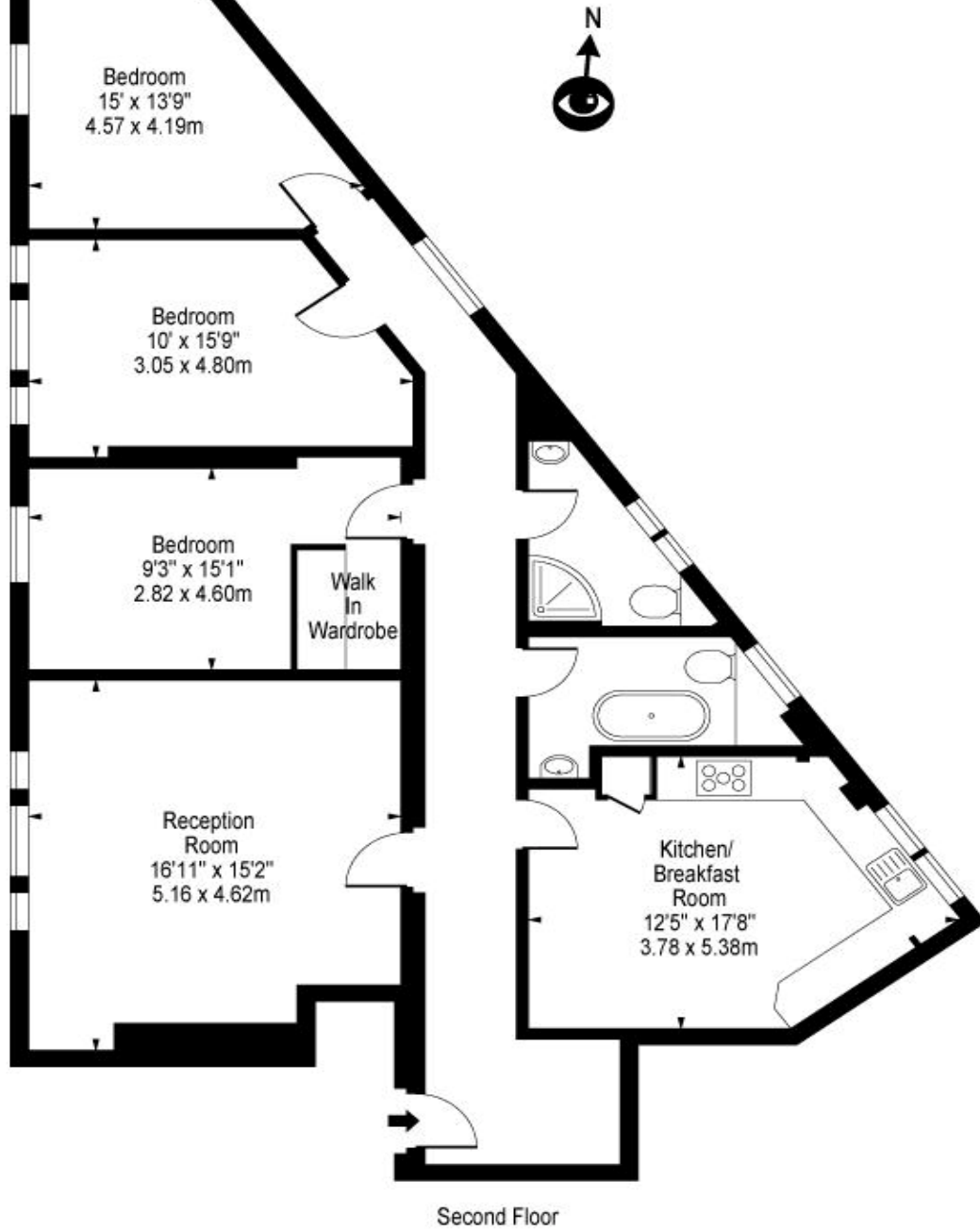
Service Charge

Approximately, £4,940 per annum

Price

£995,000 subject to contract

Clarence Gate Gardens, NW1



Approx Gross Internal Area 1208 Sq Ft - 112.22 Sq M

Please note that we have not checked the working condition of the appliances or services. All measurements are made using a sonic tape measure and are subject to a small margin of error. Sandfords as agents for the vendor or lessor and for themselves give notice that: (1) these particulars are provided merely as a general guide to the property and are not and shall not hereafter become part of any offer or contract. (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Sandfords or their servants Purchasers or Lessees should not rely on these particulars as statements or representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy and fullness. (3) Neither the Vendor nor any person in the employ of Sandfords has any authority to make or give any representation or warranty whatsoever in respect of the property. Sandfords & Cooper Estates Limited. Registered in England No. 2961709.