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2



# Clement Close, Queens Park, London, NW6

## Asking Price £475,000



A well presented two bedroom first floor apartment set in a purpose built residential block, spanning over 755 square foot of internal living space, complemented by a private balcony.

This delightful residence boasts a generous reception leading to the kitchen, two double bedrooms with fully fitted wardrobes, a family bathroom, a separate cloakroom, and a rear garden shared with the residents in the building.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com

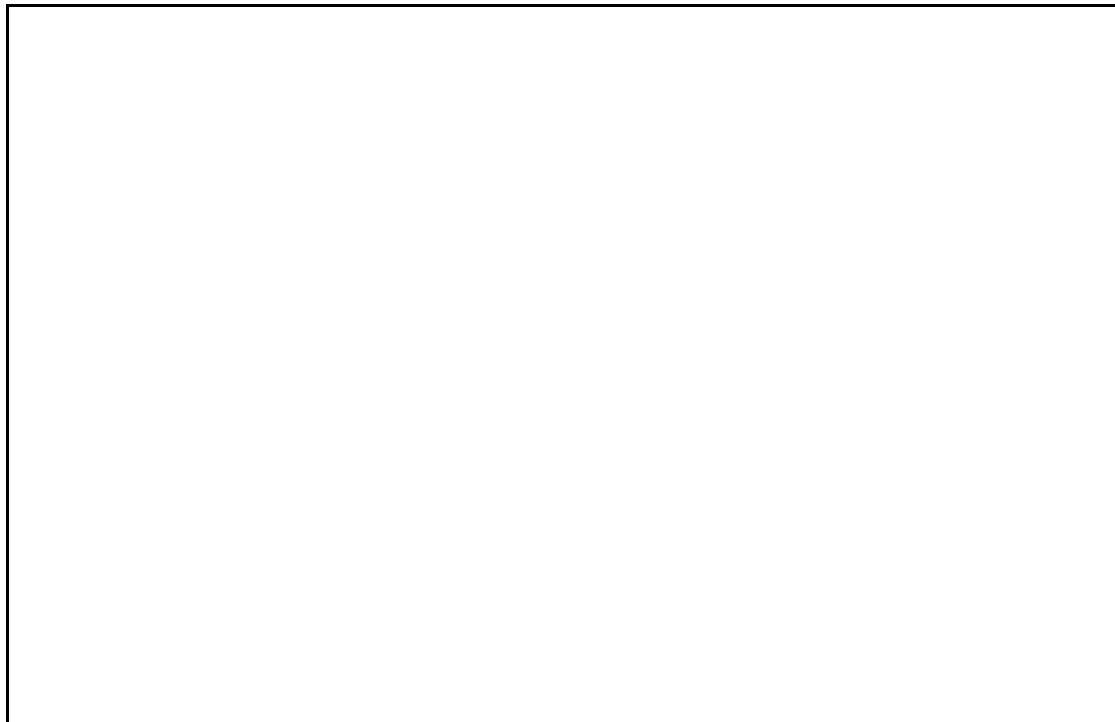


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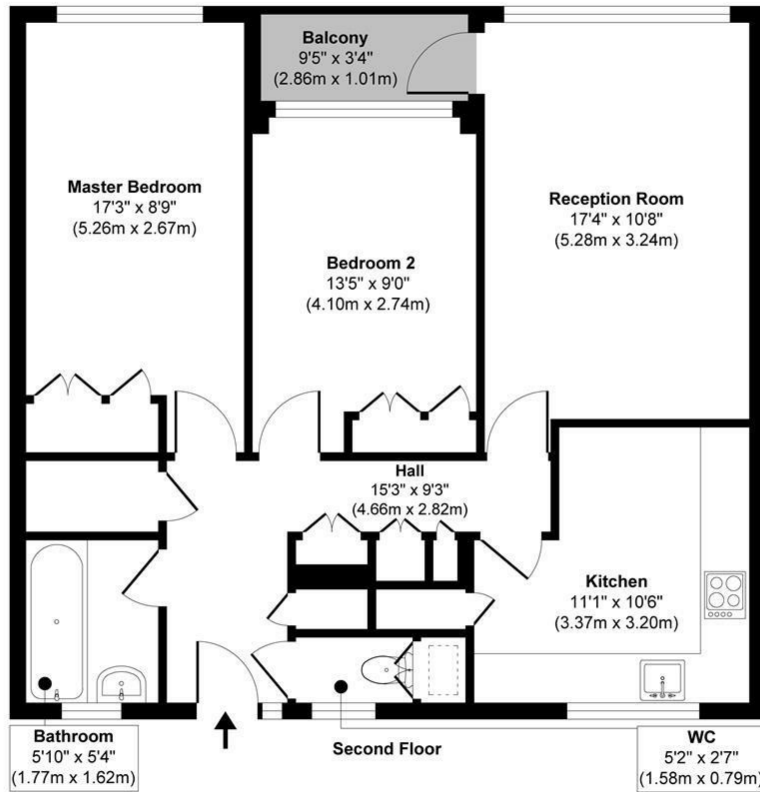
## KEY FEATURES

- Two Bedroom Second Floor Apartment





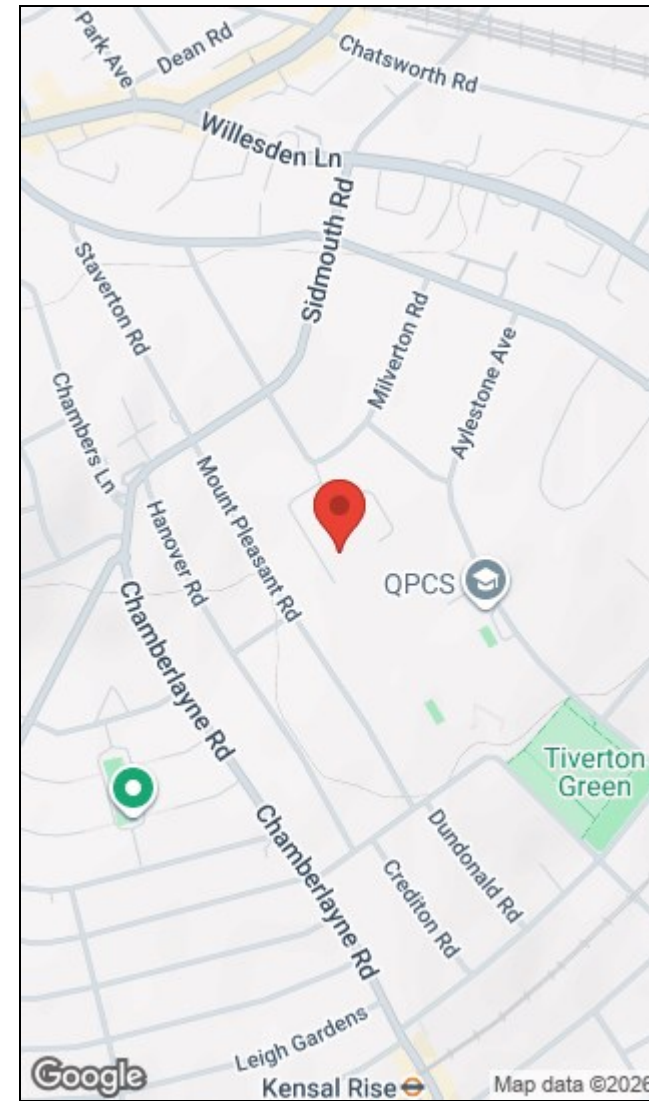
**Clement Cl, London NW6 7AN,**



**Approx. Gross Internal Floor Area 755 sq. ft / 70.22 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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>	
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