



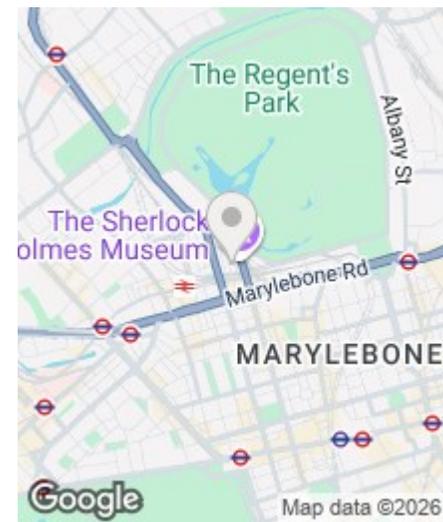
CLARENCE GATE GARDENS

LONDON, WESTMINSTER, NW1 6AP

£750 PER WEEK

Located on the 4th floor (with lift access) of a highly desirable mansion block in the heart of Marylebone, this charming lateral two-bedroom apartment offers excellent potential for enhancement. The accommodation comprises an inviting entrance hall that leads to a spacious reception room, a large eat-in kitchen, two double bedrooms with built-in storage, and a family bathroom. The flat is bathed in natural light throughout and features well-maintained communal areas. It also offers generous built-in storage throughout, enhancing convenience and practicality. Clarence Gate Gardens is ideally positioned on Glentworth Street, offering easy access to the lush greenery of Regent's Park and the vibrant selection of boutiques, bars, and restaurants on Marylebone High Street. Both Baker Street and Marylebone stations are just moments away, providing quick connections to the City, West End, and Canary Wharf, as well as convenient access to international travel hubs such as St Pancras and Heathrow Airport.

SANDERSONS
LONDON



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue
London
W11 4UA

020 7602 6725
romana@sandersonslondon.co.uk
sandersonslondon.co.uk

