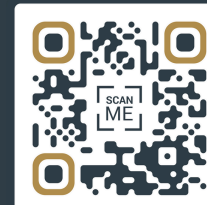




LESLIE & CO

CLERKENWELL HOUSE, GREATER LONDON, UB2

Guide Price: **£450,000**



 Leslie & Co





About the property

What the owner loves ❤️

What the owner loves most about the property is the character and charm of this beautiful Grade II listed building. The soaring ceilings and generous sash windows flood the space with natural light, giving it a bright, uplifting feel. One of the standout joys has been the view – overlooking landscaped communal gardens with the historic church beyond, it offers a rare sense of peace and tranquillity so close to central London. The owner also values the secure, gated setting, which has provided real peace of mind, and the convenience of having Hanwell Elizabeth Line station just a short walk away.

Key features

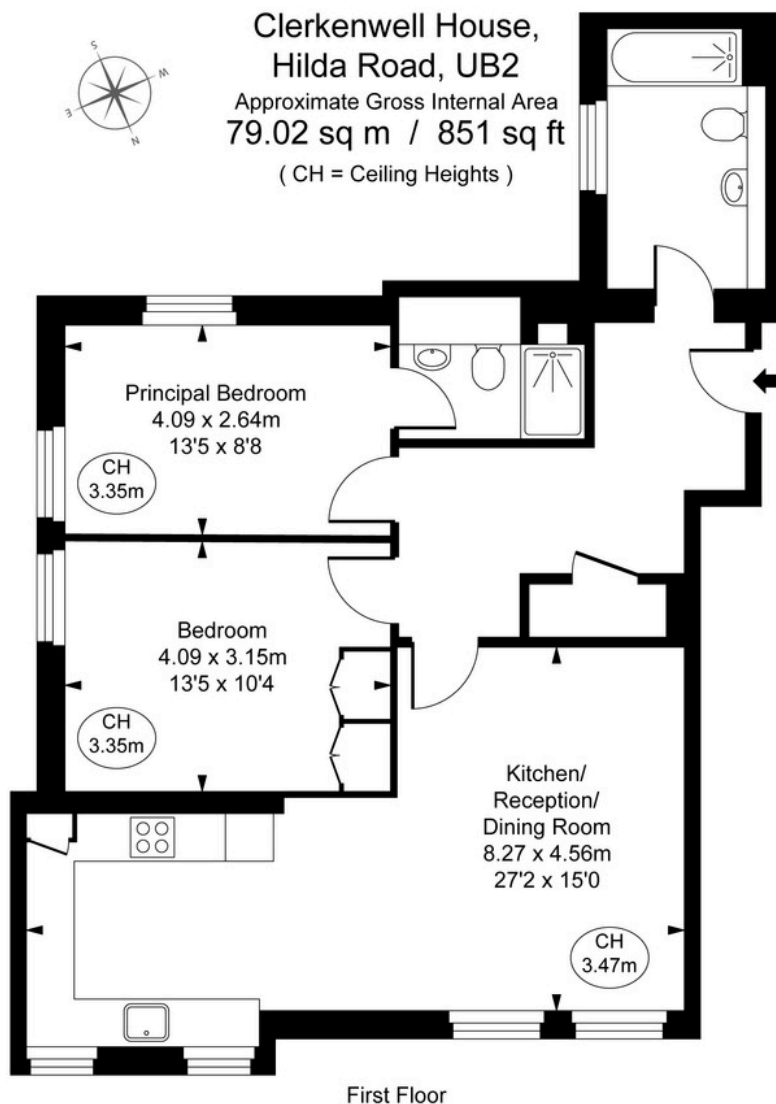
- Over 850 sq ft of internal space
- 3.5m high ceilings and large sash windows
- Beautiful Grade II listed period building
- Two bedrooms, two bathrooms
- Allocated off-street parking
- Secure gated development
- Landscaped communal gardens
- Immaculately maintained throughout
- Short walk to Hanwell Elizabeth Line station
- Excellent storage options

Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£450,000**
- Lease Start Date - **01/01/2017**
- Lease Duration - **125 years**
- Service Charge - **£2750 yearly**
- Ground Rent - **£450 yearly**



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This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
 © Fulham Performance



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		