

Norfolk Crescent W2
£2,750,000 leasehold

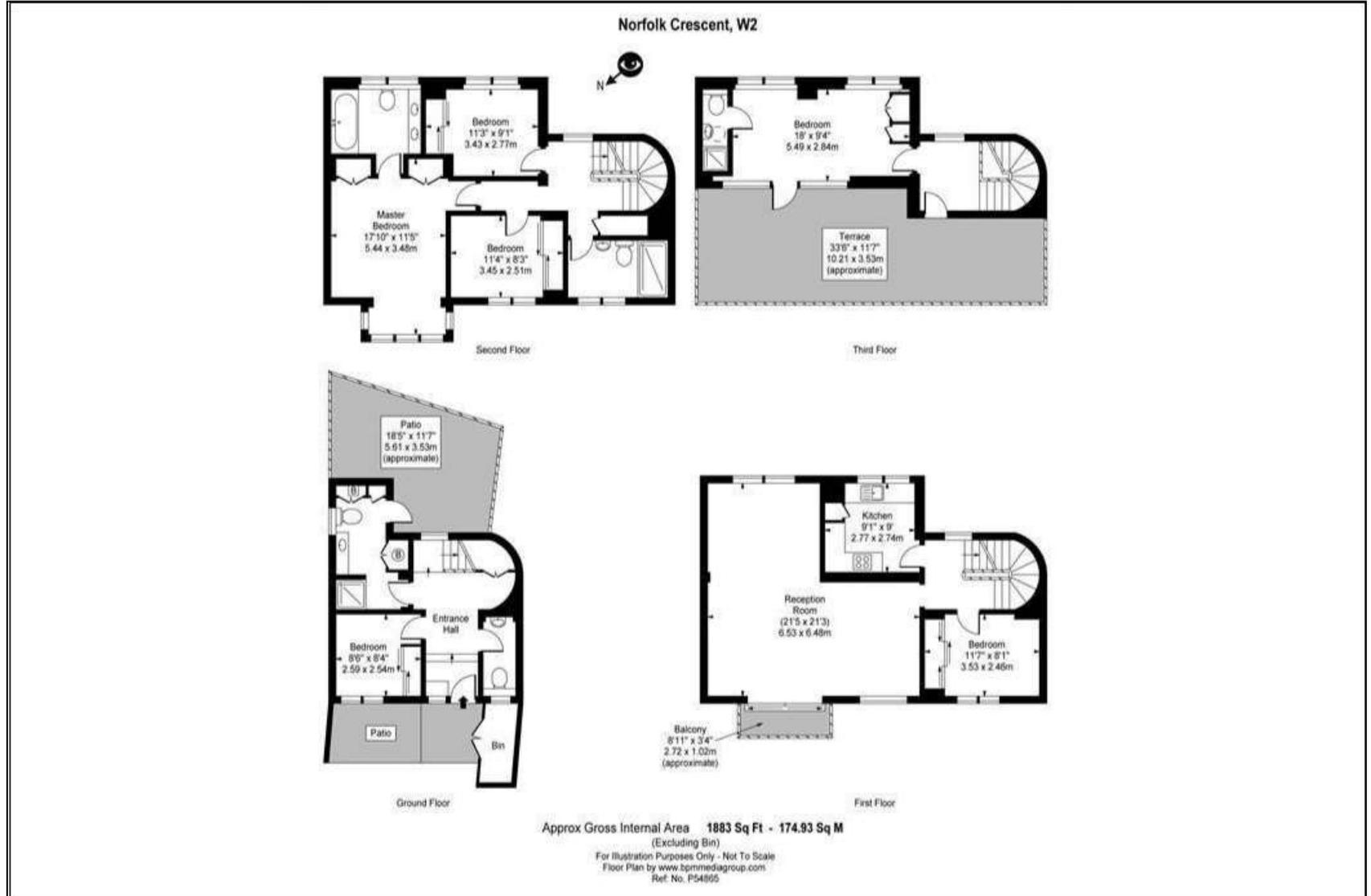
CLUTTONS



Wonderful family home moments from Hyde Park and Paddington.

A newly refurbished six bedroom house arranged over four floors. With a large roof terrace and an extended lease this family home is offered chain free.

Conveniently located for the transport links and local amenities in the popular Hyde Park Estate. Moments from Paddington Station (Heathrow Express) and nearby underground stations including Marble Arch and Lancaster Gate (Central line) and Edgware Road (District, Circle and Hammersmith & City Lines). For motorists the A40 is also easily accessible.



Approximate gross internal area:
1.883 sq ft (174.93 sq m)
EPC rating: E | Ref: ALB130150



For further details contact

Scott Joseph
020 7262 2226
scott.joseph@cluttons.com

Aferdita Bytyci
020 7262 2226
aferdita.bytyci@cluttons.com

Cluttons
23 Albion Street
London
W2 2AS

cluttons.com

This is made from FSC certified paper, part of our commitment to use more sustainable materials. FSC, protecting the world's forests for the future. Please recycle.



Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Cluttons LLP or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Cluttons LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8. No assumption should be made in respects of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.