

CLERKENWELL HOUSE, HILDA ROAD



£439,950

Clerkenwell House is part of the exclusive St Bernard's development, 'an extensive conversion of Grade II listed period buildings to form apartments of contemporary luxury, bespoke appeal and unique character' and this example certainly doesn't disappoint! Boasting southerly facing, light-filled living spaces that simply must be seen, features include; a generous and triple-aspect, open-plan living/kitchen/dining room with a stylish integrated fitted kitchen area. The property also benefits from 2 double bedrooms, a very handy study/3rd bedroom, contemporary bathroom, ample built-in wardrobes and storage, key fob and video door entry system, wonderful landscaped communal gardens and the handy allocated and visitor parking.

TUFFIN & WREN

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Light-Filled, Open Plan Living/Dining



Double-Aspect Living Area



Open-Plan Kitchen/Dining Spaces



Superb Integrated Kitchen



Double-Aspect Principle Bedroom



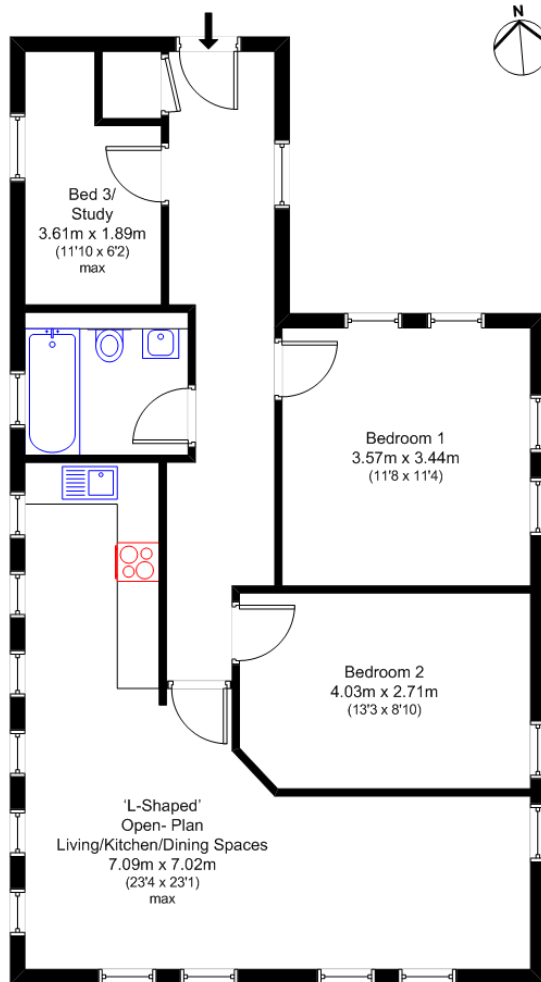
Further Information

For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Ground Floor

Hilda Road, Southall UB2

N.B. Not to Scale
(for illustration purposes only)

Approx Gross Internal Area:
78 sq m (840 sq ft)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		