



Northwick Close, London NW8





# Northwick Close, London NW8

This sophisticated property features modern amenities, stylish interiors and the privacy of a secluded mews setting. The property comprises a stunning open plan reception room on the ground floor with a stylish kitchen and full width sliding doors to the outside patio area; there is a utility closet, a separate WC and office space.

Up the stairs to the first floor are two well proportioned bedrooms, with the rear bedroom featuring an en suite shower room. A tiled bathroom and entrance room on to the main suite are on the landing. The top floor is the principal suite, a large room with a dressing room area, en suite shower room and ample eaves storage.



**Asking price:** £2,250,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** G











Northwick Close is located close to Clifton Road with its excellent shops and restaurants and the Canal at Little Venice. Transport links include Edgware Road (Circle Line) and Paddington for National Rail and Crossrail links.



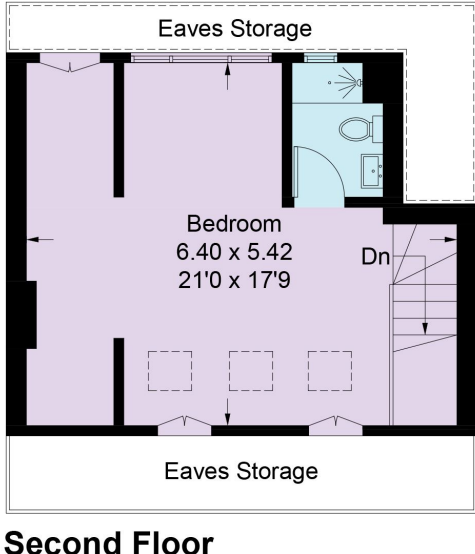
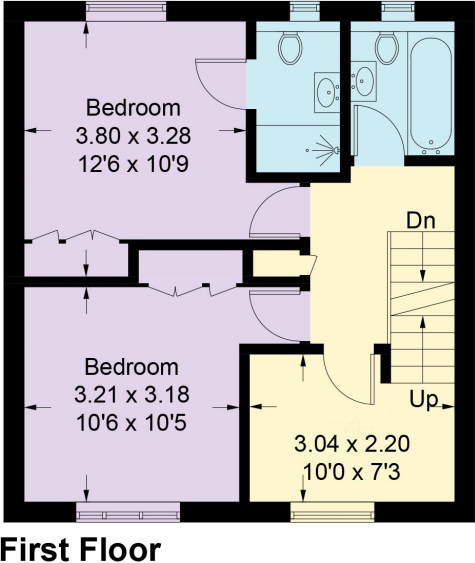
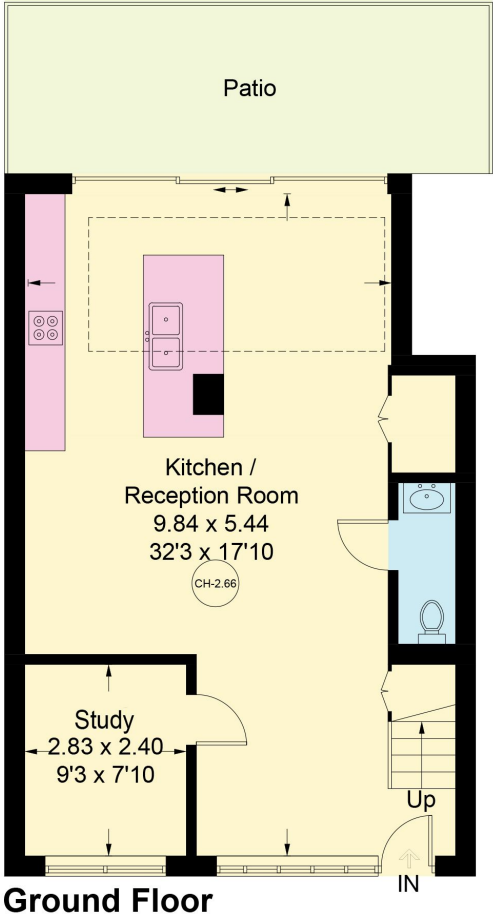


# Northwick Close

Approximate Gross Internal Area = 139.9 sq m / 1505 sq ft  
(Excluding Eaves Storage)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
**St John's Wood**  
 5-7 Wellington Pl  
 London  
 NW8 7PB  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Tim Perks**  
 +44 20 7871 5065  
[tim.perks@knightfrank.com](mailto:tim.perks@knightfrank.com)

**Henry Tait-Harris**  
 +44 20 7483 8345  
[henrytait-harris@knightfrank.com](mailto:henrytait-harris@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated May 2024. Photographs and videos dated March 2023.  
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.