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14 CLIFFORD IN COURT

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Tanfield Avenue, London, NW2

£200,000



Set within a purpose-built block this smart 2 bedroom first floor flat offers well proportioned rooms, a separate kitchen and off-street parking.

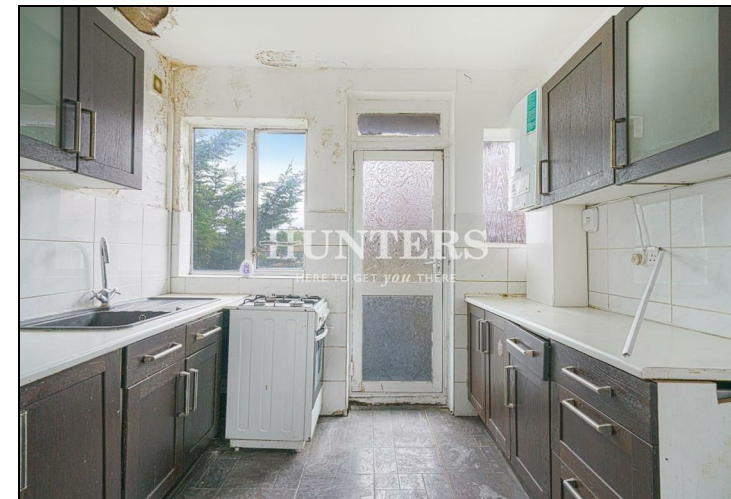
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KEY FEATURES

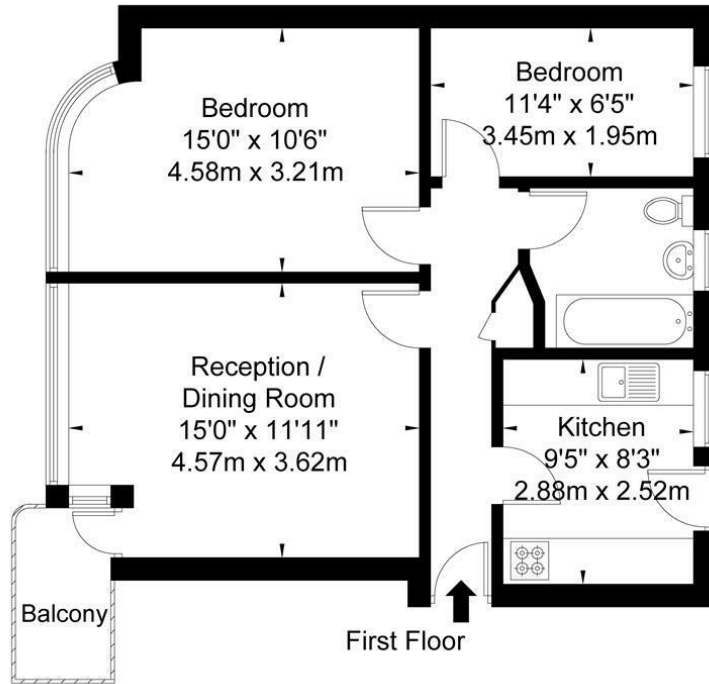
- A well proportioned 2 bedroom first floor flat
 - Separate kitchen
 - Set within a purpose built block
- Spacious reception room with dining space
 - Generously sized master bedroom
 - Leasehold
 - Private Balcony





Clifford Court Tanfield Avenue NW2 7RY

Approx. Gross Internal Area = 56.6 sq m / 609 sq ft

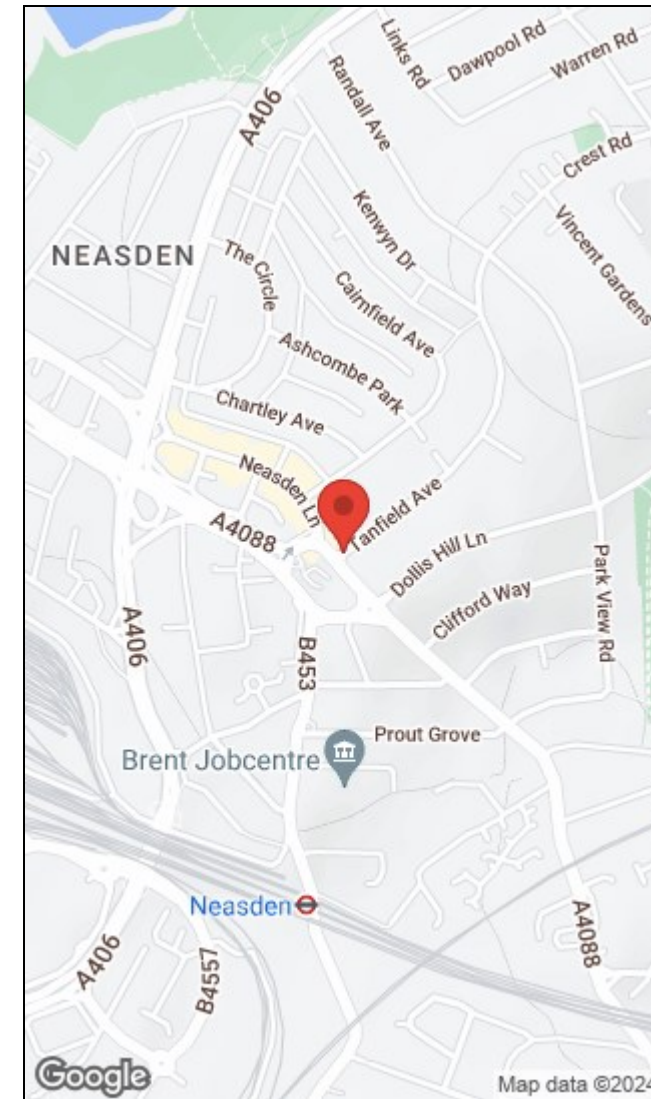


Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating	
Current	Potential
63	78
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
EU Directive 2002/91/EC	

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