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14 CLIFFORD RD.  
COURT

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 2  |  |  D

# 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.

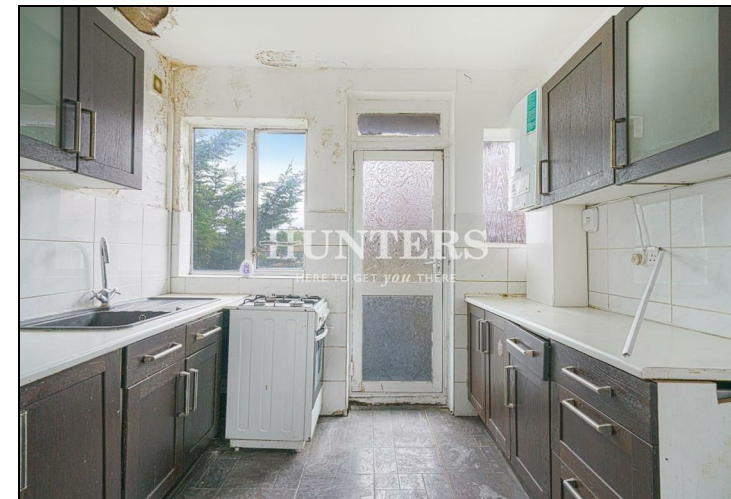
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## KEY FEATURES

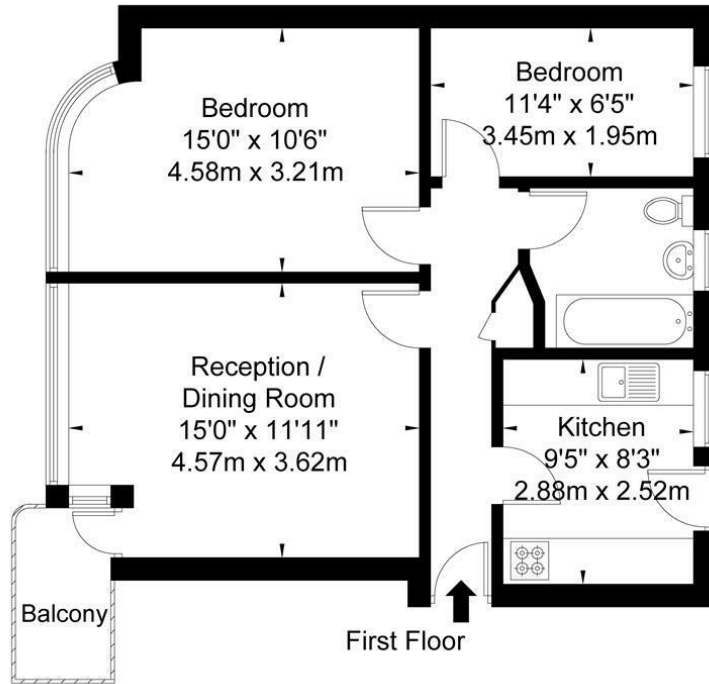
- A well proportioned 2 bedroom first floor flat
  - Separate kitchen
  - Set within a purpose built block
- Spacious reception room with dining space
  - Generously sized master bedroom
    - Leasehold
    - Private Balcony





# Clifford Court Tanfield Avenue NW2 7RY

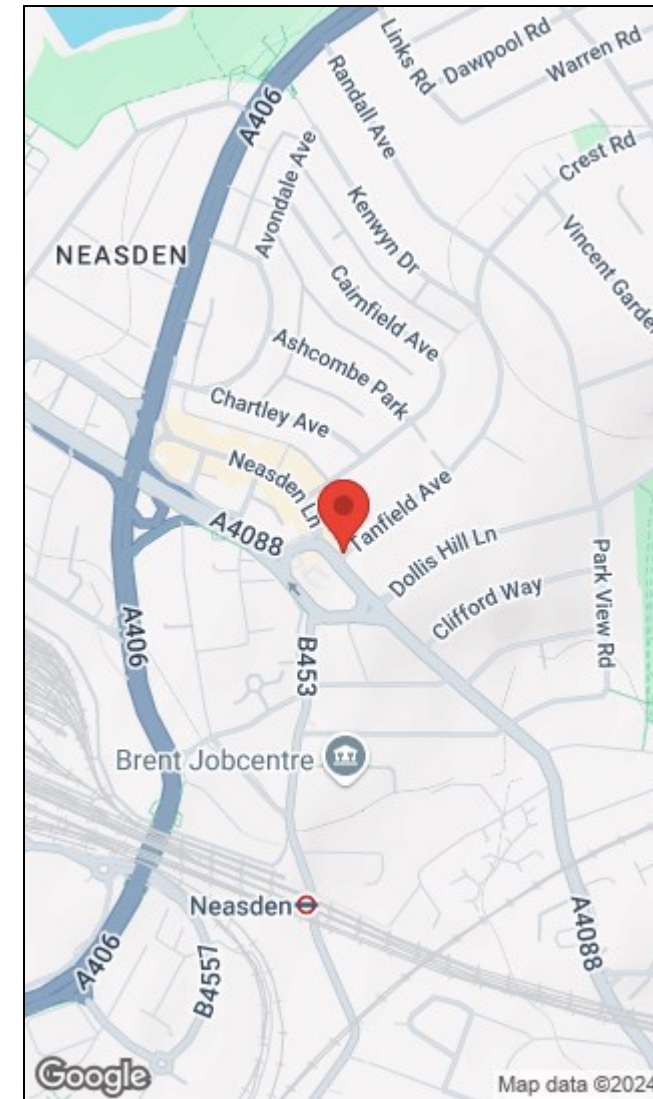
Approx. Gross Internal Area = 56.6 sq m / 609 sq ft



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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		78	
	63		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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