



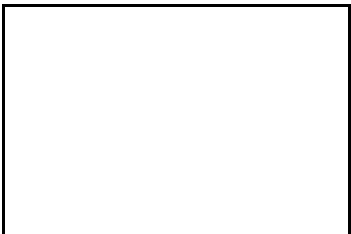
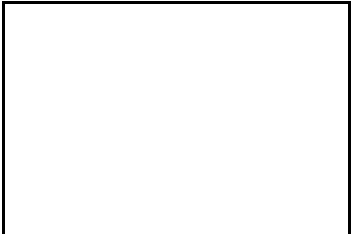
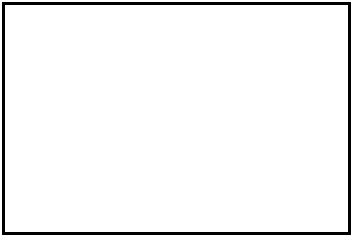
CLIFFORD GARDENS, LONDON, NW10
PRICE GUIDE £950,000 FREEHOLD

TO BE SOLD AT PUBLIC AUCTION 21ST MAY 2024

A 4-bedroom, 2 reception room Edwardian house in the same ownership for 30 years. The property requires modernisation and further accommodation includes a large kitchen/diner giving direct access to a private south-facing garden and two bathrooms. Scope to extend the property subject to obtaining necessary consents. Joint auctioneers with Auction House London.

Location: The property is situated on the south side of Clifford Gardens. Immediate access to Chamberlayne Road with its variety of boutiques, gastro pubs, eateries, and Kensal Rise Overground station. Walking distance to Kensal Green tube/BR station (Bakerloo Line) and numerous bus routes. Walking distance to picturesque Queens Park.

- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- To Be Sold By Public Auction
- South Facing Garden



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	86	C	C
85	85	D	D
84	84	E	E
83	83	F	F
82	82	G	G

The energy efficient - higher saving rate
 The environmental friendly - higher CO₂ emissions