

**HARRIS**  
& COMPANY



**CLIFFORD GARDENS, KENSAL RISE, NW10**  
**GUIDE PRICE £1,450,000 FREEHOLD**

Rare opportunity to purchase this 6 bedroom period house with accommodation arranged over 3 floors.

In the same ownership for over 50 years, the property approximately 1,680 sq ft comprises of 2 reception rooms, kitchen, dining room giving access to a private south facing garden, 2 bathrooms and a basement. Potential to extend and convert loft space subject to obtaining the necessary planning consents. Sole agent.

Location: The property is situated in the heart of Kensal Rise and is with moments walk to Chamberlayne Road with its verity of cafe's, eateries and trendy shops. Nearest train stations are Kensal Rise Overground and Kensal Green (Bakerloo line). Easy walk to picturesque Queens Park itself.



CLIFFORD GARDENS  
LONDON NW10

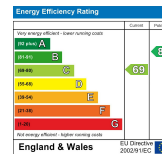


APPROX. GROSS INTERNAL FLOOR AREA 1680.89 SQ. FT / 156.16 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CELLAR 2091.21 SQ. FT / 194.28 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
 FLOOR PLANS ARE NOT DONE TO "SCALE".



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.



106 Chamberlayne Road  
 Kensal Rise  
 London  
 NW10 3JN  
 T: 020 8969 1333  
 F: 020 8968 6873  
 www.harrisandcompany.co.uk  
 info@harrisandcompany.co.uk