



CLIFFORD GARDENS, KENSAL RISE, NW10  
£725,000 SHARE OF FREEHOLD

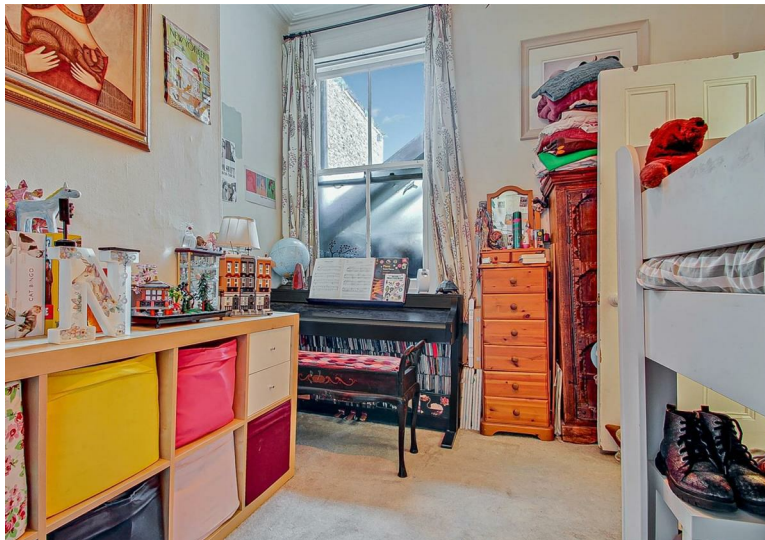
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company



Harris and Company are pleased to introduce this stunning garden flat situated just moments from Kensal Rise Station. The property is brimming with character and has its own unique charm, providing 3 bedrooms, a family bathroom and a south facing reception room. The property also benefits from a utility and storage room located just off the kitchen from where the garden can be accessed.

**Location:**

Clifford Gardens is a much sought after location within Kensal Rise and this property is on the north side of the road away from the railway line very close to Chamberlayne Road. Transport links are excellent from either Kensal Green Underground Station or Kensal Rise Overground which is less than 400m from the front door. The house is also just short walk from Chamberlayne Road and Queens Park itself with all the cafe's, bars and open spaces that this area offers.





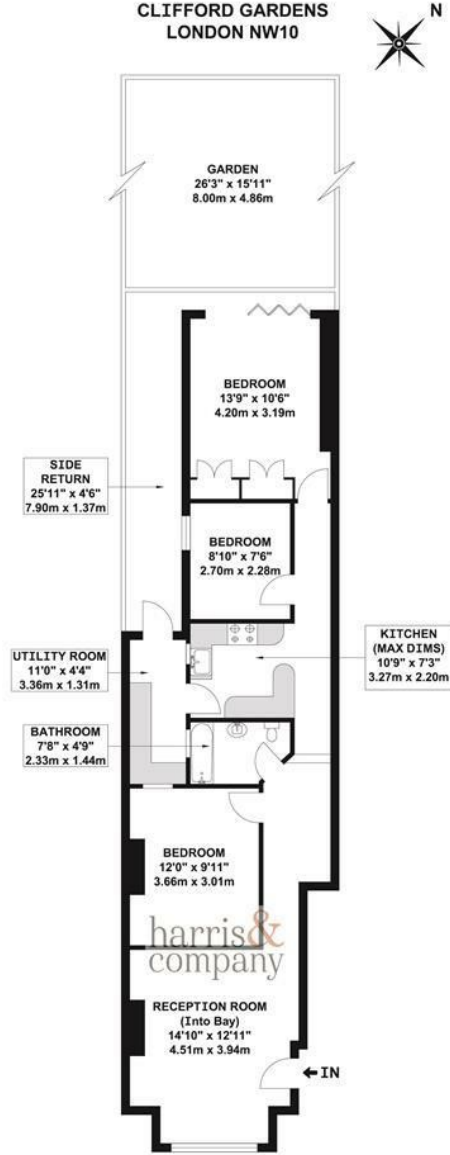








CLIFFORD GARDENS  
LONDON NW10

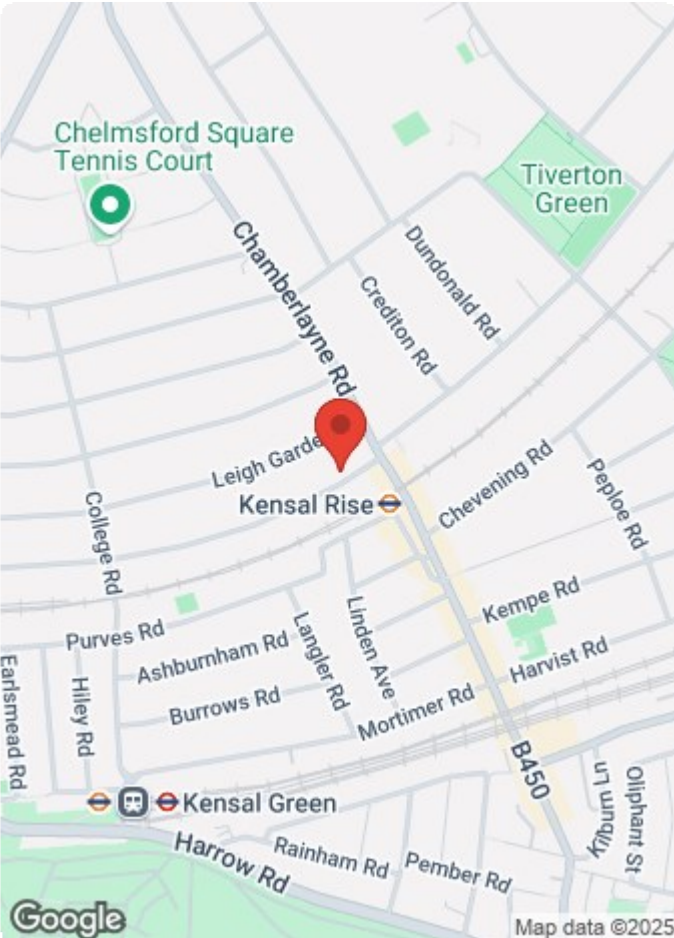


GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 788.99 SQ. FT / 73.30 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".

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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