



harris & company  
sold  
020 8969 1333  
in @ 2024  
harrisandcompany.co.uk

53

CLIFFORD GARDENS, LONDON, NW10  
GUIDE PRICE £1,100,000 FREEHOLD

HARRIS  
& COMPANY



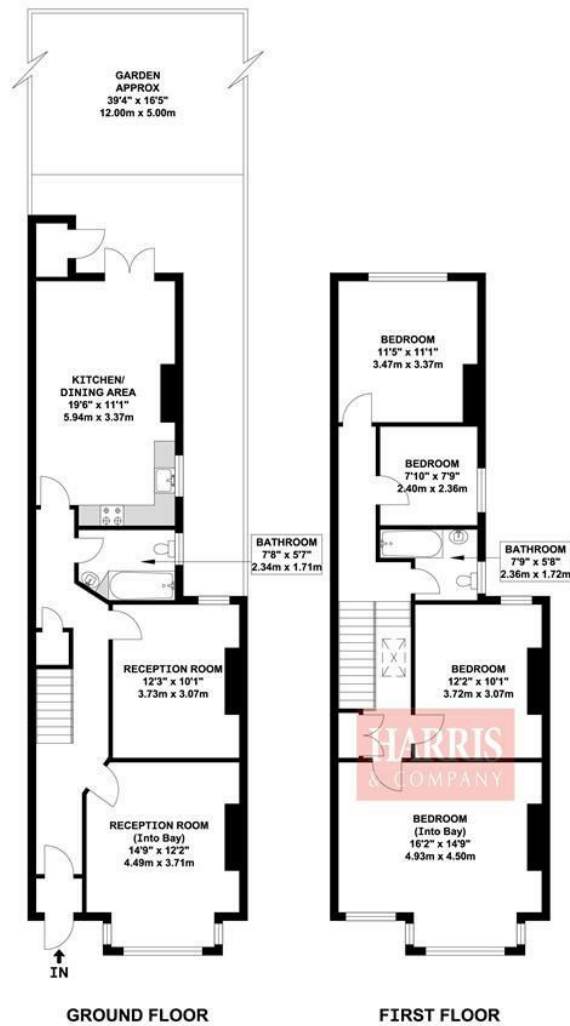
A 4-bedroom, 2 reception room Edwardian house in the same ownership for 30 years. The property requires modernisation and further accommodation includes a large kitchen/diner giving direct access to a private south-facing garden and two bathrooms. Scope to extend the property subject to obtaining necessary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

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.



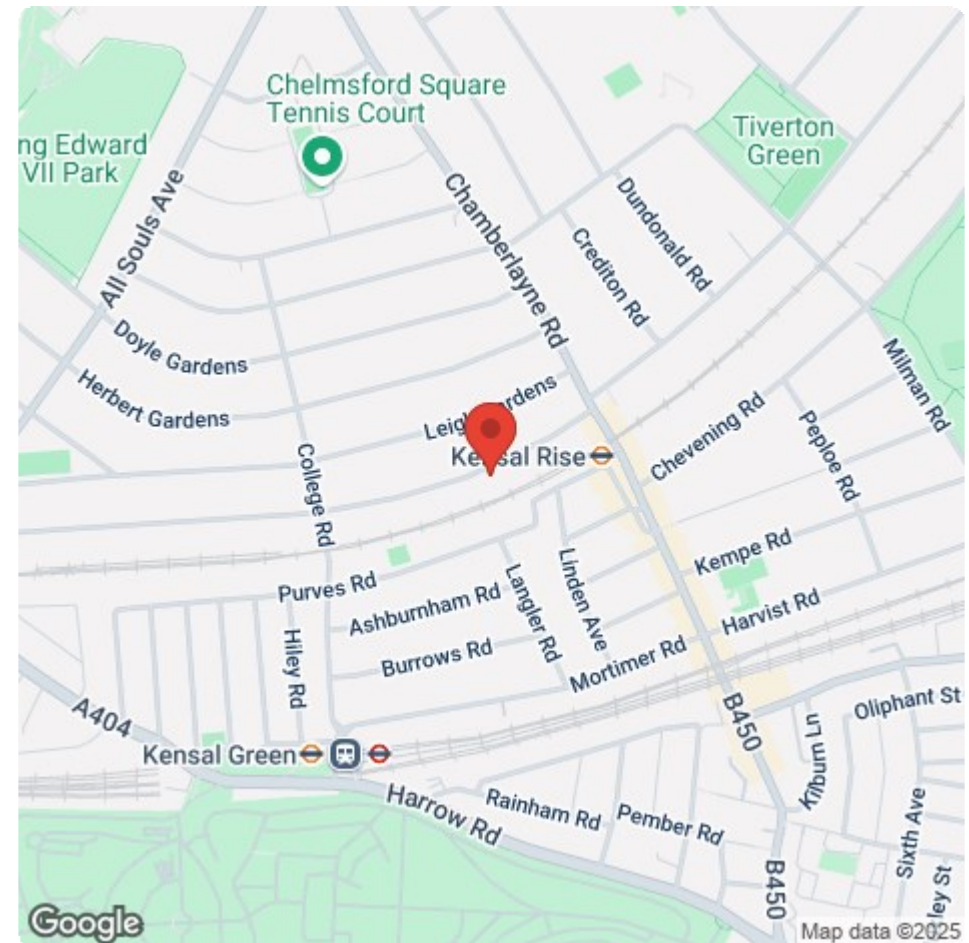


CLIFFORD GARDENS  
LONDON NW10



APPROX. GROSS INTERNAL FLOOR AREA 1420.08 SQ. FT / 131.93 SQ. M

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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

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
80-91 A	86
69-80 B	
55-68 C	
48-54 D	
39-47 E	
31-38 F	
21-30 G	
Least energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

**HARRIS**  
& COMPANY