









Clifford Gardens, London NW10 £580,000 Leasehold

Welcome to Clifford Gardens great two bedroom apartment with south facing garden. Set on this charming road in Kensal Rise; this generously proportioned, light and airy apartment boasts two double bedrooms, a three piece bathroom and a fantastic reception room with a fully fitted open-plan kitchen leading to a charming 40ft (approx.) south facing garden through French doors. Full of character, this split-level apartment also benefits from high ceilings, wood floor boards throughout, double glazed windows and an abundance of light and storage space. There is potential to extend into the side and rear extension (STPP). In 2016 the current owner had planning permission agreed for a side and rear extension. Clifford Gardens is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

- Victorian conversion
- Garden apartment
- Two double bedrooms
- South facing garden
- Planning permission previously granted

- Chain free
- Quiet residential road
- Great location
- Desirable layout
- Close to shops and transport



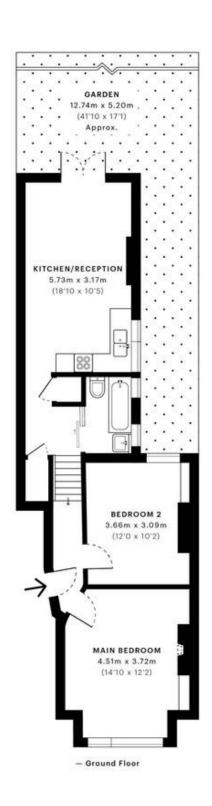
Clifford Gardens, NW10

CAPTURE DATE 17/11/2021 LASER SCAN POINTS 4,629,695

GROSS INTERNAL AREA

58.89 sqm / 633.89 sqft









NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
55.49 sqm / 597.29 sqft





ESTRICTED HEAD REIGHT imited use area under 1.5 m.

0.06 sqm / 0.65 sqft

A**A

Spec Verified floor plans are produced in accordance with

IPMS 38 RESIDENTIAL 58.55 sqm / 630,23 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.