

# Wenlock & Taylor



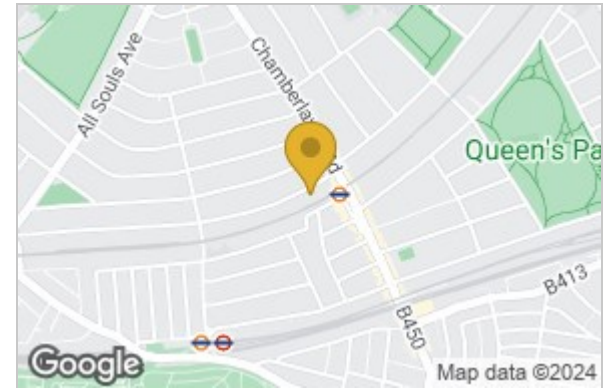
Clifford Gardens, Kensal Rise  
London, NW10 5JE  
Price £1,095,000

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# Clifford Gardens, Kensal Rise, London, NW10 5JE

**FANTASTIC REFURBISHMENT OPPORTUNITY.** Situated moments away from Kensal Rise (London Overground) and the popular deli's and bars along Chamberlayne Road, this 1371 sq.ft (127 sq.m) approx Victorian style terraced house comprises 4 bedrooms (one with door to outside space/balcony), 3 receptions, kitchen, utility room, bathroom/wc separate wc and 40ft south facing rear garden. In the same family ownership for 60 years, the house requires complete updating/refurbishment but retains its period style features/fireplaces and has scope to increase the living space by extending to the rear/side and/or converting the loft space (stpp). The tenure is Freehold and Council Tax band is 'E' (London Borough of Brent).

## Area Map



### ENTRANCE HALL

with picture rail, ceiling cornice, ceiling rose, dado rail, high level mounted electric meter, understairs cupboard, period style coloured diamond tiled floor.

### RECEPTION 1

14'9 (to bay) x 12'0 (to alcove) (4.50m (to bay) x 3.66m (to alcove))

with period style fireplace, picture windows, ceiling cornice, ceiling rose, picture rail.

### RECEPTION 2

12'0 x 10'4 (to alcove) (3.66m x 3.15m (to alcove))

with period style fireplace, ceiling cornice, ceiling rose, picture rail, picture window.

### RECEPTION 3

14'5 (to bay) x 10'7 (4.39m (to bay) x 3.23m)

with corner cupboard, built in dresser, tiled fireplace, built in cupboard, dado rail, picture rail.

### KITCHEN

7'4 x 7'0 (2.24m x 2.13m)  
with door to rear garden.

### BATHROOM/WC

with wc, dado rail.

### STAIRS & LANDING

### TO FIRST FLOOR

with built in landing cupboard, access to loft space, dado rail.

### BEDROOM 1

16'2 (to alcove) x 14'6 (to bay) (4.93m (to alcove) x 4.42m (to bay))

with ceiling cornice, ceiling rose, period style

fireplace, picture and louvre windows, door to OUTSIDE SPACE/BALCONY 5'0 x 3'0 approx (visual estimate).

### BEDROOM 2

11'10 x 11'3 (to alcove) (3.61m x 3.43m (to alcove))

with built in cupboard, period style fireplace, picture rail, picture window.

### BEDROOM 3

10'8 x 10'6 (3.25m x 3.20m)

with dado rail, built in dresser, picture rail, picture window.

### BEDROOM 4

8'0 x 6'10 (2.44m x 2.08m)

with picture and louvre window, picture rail, fireplace.

### UTILITY ROOM

7'3 x 3'6 (2.21m x 1.07m)  
with sink, cooker point.

### SEPARATE WC

with wc,, dado rail.

### GARDEN

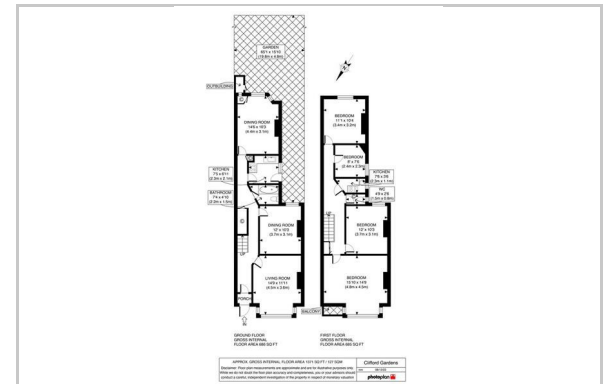
at rear 40ft approximately (visual estimate), south facing.

### TENURE

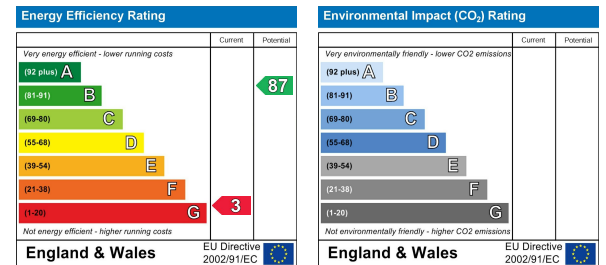
The tenure is Freehold.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

## Floor Plan



## Energy Efficiency Graph



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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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