



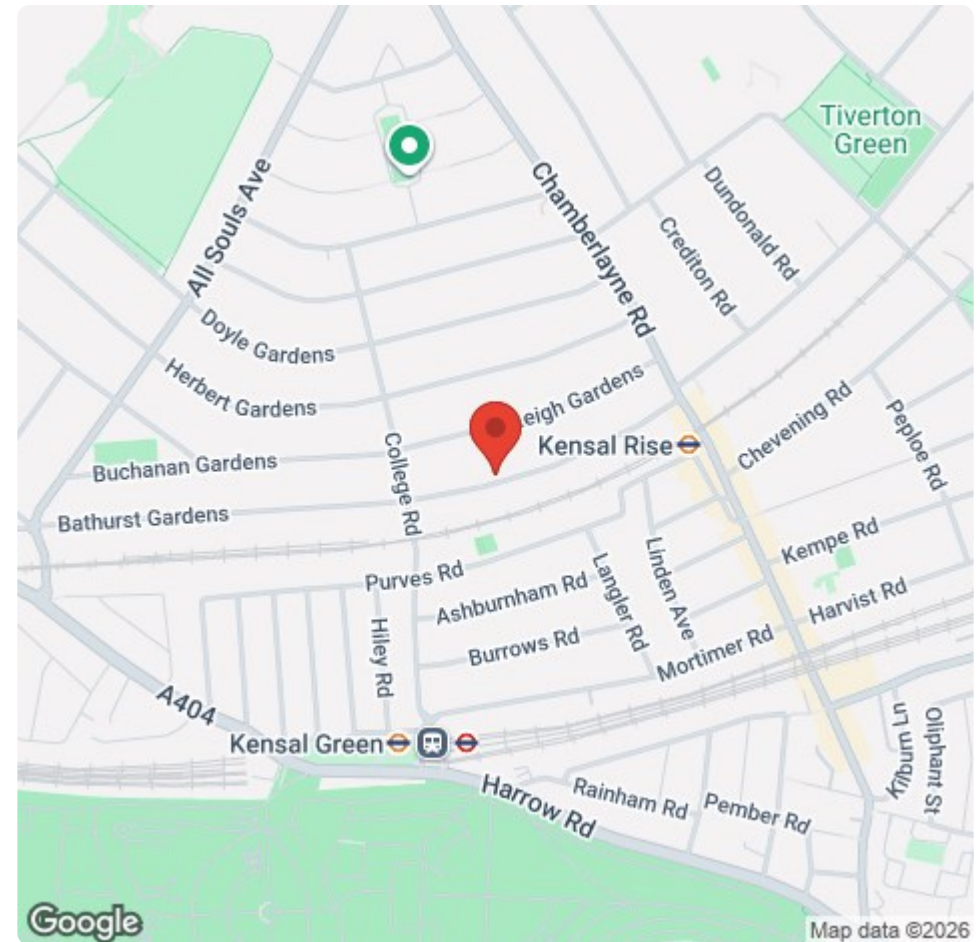
Clifford Gardens, Kensal Rise
NW10

Guide Price £450,000 Leasehold

A beautifully presented 2 double bedroom first floor flat, converted from a period property. The accommodation comprises a south facing reception room with wood flooring and door opening onto a private balcony, and a spacious fitted kitchen. There is also potential to convert the loft space, subject to obtaining the necessary planning consents. Offered for sale through the sole agent with no upper chain. Low lease, CASH buyers only.

Location: Clifford Gardens is a much sought after location within Kensal Rise and is walking distance to transport links either Kensal Green Underground Station or Kensal Rise Overground. The flat 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.





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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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