



Cliff Road

London, NW1

Guide Price £1,900,000

A superb semi-detached Victorian home arranged over four floors. Well-presented and naturally bright - currently arranged with the principle accommodation over the upper three floors and a spacious separate apartment arranged over the ground floor. The delightful well-maintained garden has a large, well fitted music/artist studio.



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- Freehold
- Separate music/artist studio
- Quiet location
- Wonderfully bright
- Excellent location



Cliff Road is located within this quiet residential enclave between York Way and Camden Road with excellent access to the fantastic amenities of Kings Cross, Camden, Kentish Town and the open spaces of Hampstead Heath.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Camden
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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○ - Ceiling Height



Approx Gross Internal Area 2146 Sq Ft - 199.36 Sq M (Excluding Studio)

Studio 440 Sq Ft - 40.87 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale. www.goldens.co.uk Ref. No. 032010H1

