



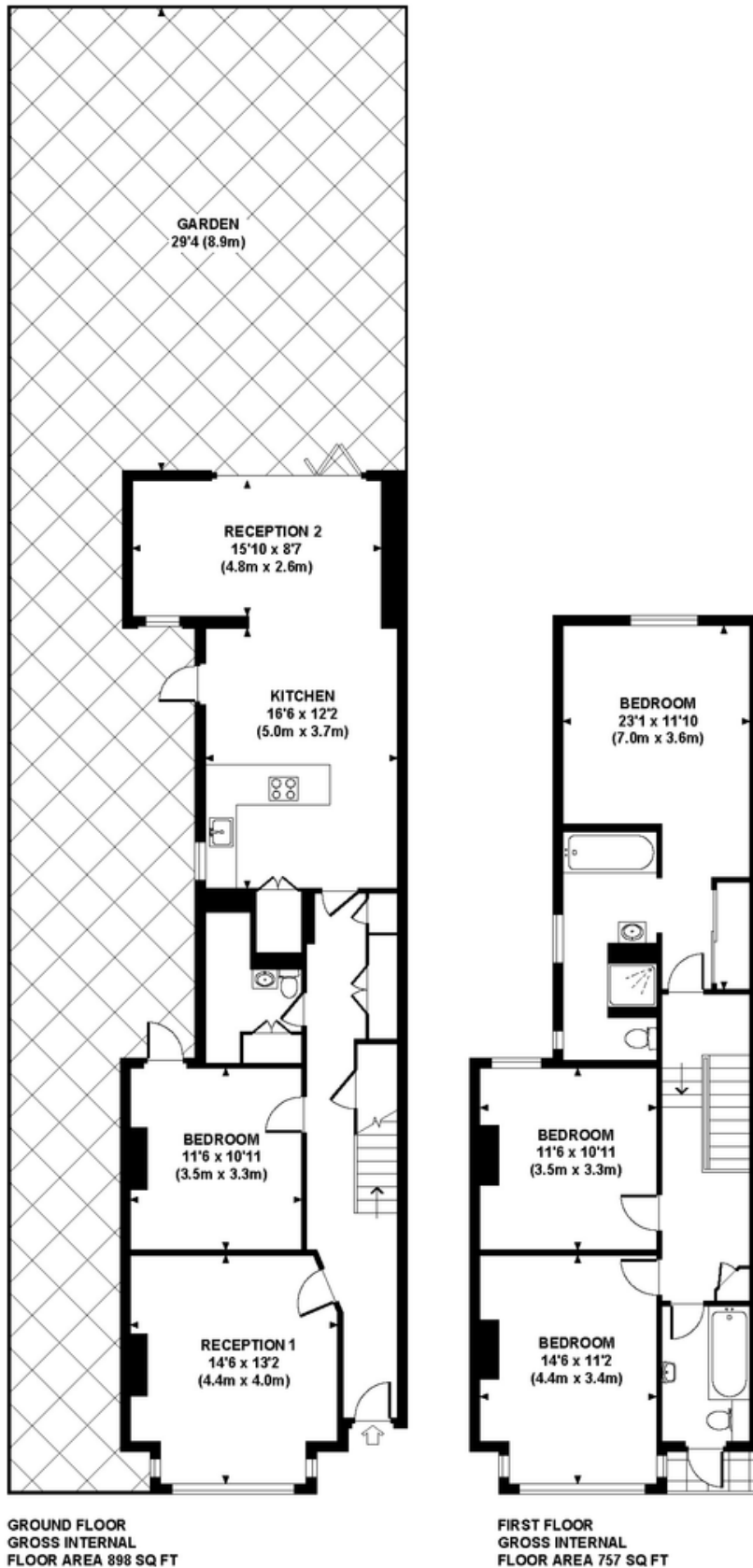
## Clifford Gardens, Kensal Rise NW10 £1,395,000 Freehold

mile... is delighted to introduce onto the market this gorgeous three bedroom semi-detached Edwardian house. Cleverly extended to provide fantastic accommodation, the ground floor boasts two separate reception rooms, a shower room, a fully fitted contemporary kitchen / dining area with bi-folding doors allowing access to a well maintained 30ft (approx.) south facing garden and a superb fully decked side area. The first floor boasts three double bedrooms and two modern bathrooms (one en-suite). The property also comprises of a clever utility room, many original features, sound system throughout, an abundance of light and storage space and is offered in excellent condition. 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.

- Fantastic semi-detached house
- Three double bedrooms
- Great 30ft south facing garden
- Amazing kitchen / diner
- Fantastic location
- Two modern bathrooms (en-suite\_
- Double glazed windows
- Utility room
- Edwardian conversion
- Close to shops and transports

# CLIFFORD GARDENS

Approximate Gross Internal Area 1655 sq ft / 153.8 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.  
DE-PHOTOGRAPHY.NET

**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.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.