

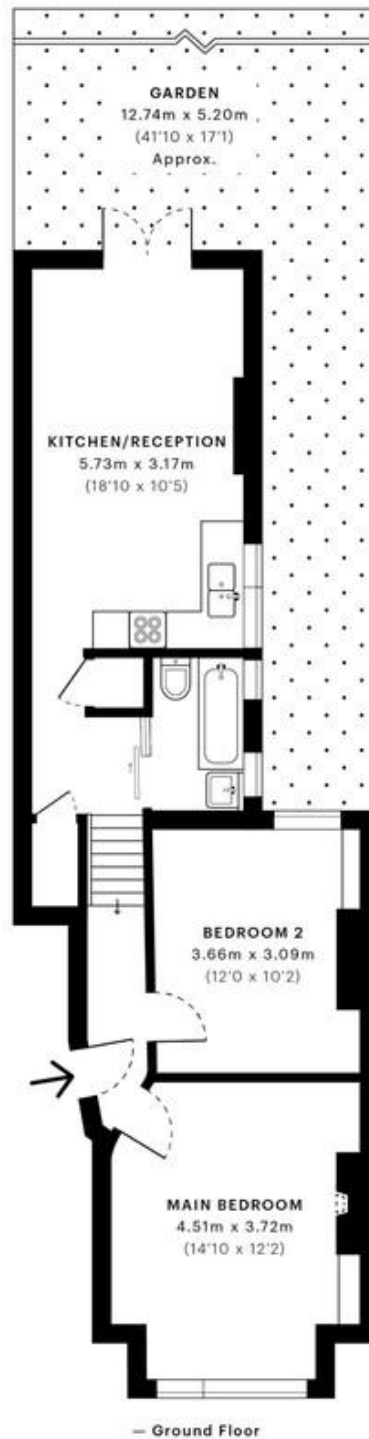


## Clifford Gardens, London NW10

### £600,000 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



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property

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



**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m

0.06 sqm / 0.65 sqft