Clifford Gardens, Kensal Rise, NW10

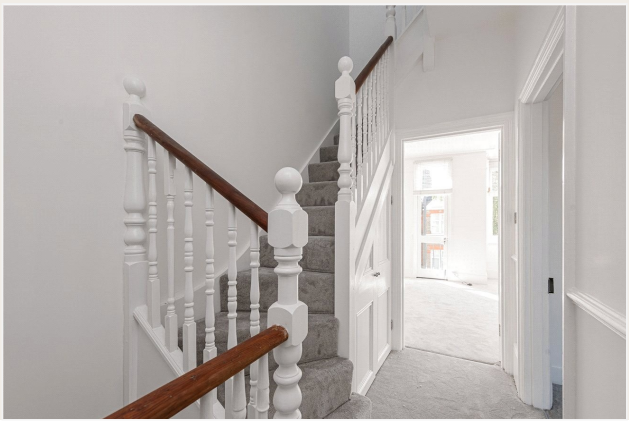
3 1 2

£650,000 *Share of Freehold*

A wonderful and spacious three double bedroom, two-bathroom, split level flat located in the heart of Kensal Rise - offered with share of freehold and no upper chain.

KEY FEATURES

- THREE DOUBLE BEDROOMS
- SPLIT LEVEL
- SHARE OF FREEHOLD
- BALCONY
- NO UPPER CHAIN
- CLOSE TO OVERGROUND AND BAKERLOO LINES
- SHORT WALK TO QUEENS PARK ITSELF



Kensal Rise & Queens Park

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DESCRIPTION

We are pleased to present to the market this three double bedroom, two bathroom split level flat in a period conversion. The first floor comprises a front facing spacious reception room with stunning feature fire place, front balcony, and south facing bay window flooding the room with natural light. There are two generous double bedrooms at either end of the flat, with the separate kitchen and tiled three piece bathroom suite located to the middle of the flat.

The stairs up to the top floor lead you to the converted loft, which is now the principle bedroom with en-suite shower room. There is also ample eaves storage and separate rear loft accessible on the first floor for additional storage.
The property is perfect for a new owner to add their own touch to.

Viewing comes highly recommended.

LOCATION

Clifford Gardens is a beautiful period tree lined street in the heart of Kensal Green. It benefits from great transport links with both Kensal Green Station (Bakerloo line Tube and Overground line to Euston) and Kensal Rise (Overground line) being within walking distance. All the amenities of College Road and Chamberlayne Road are within a stone's throw and Queens Park itself only a short walk away, with many cafes, independent shops and gastropubs. The flat is also located within the catchment area of many of the popular local schools.

For more information, scan the QR code or visit the link below

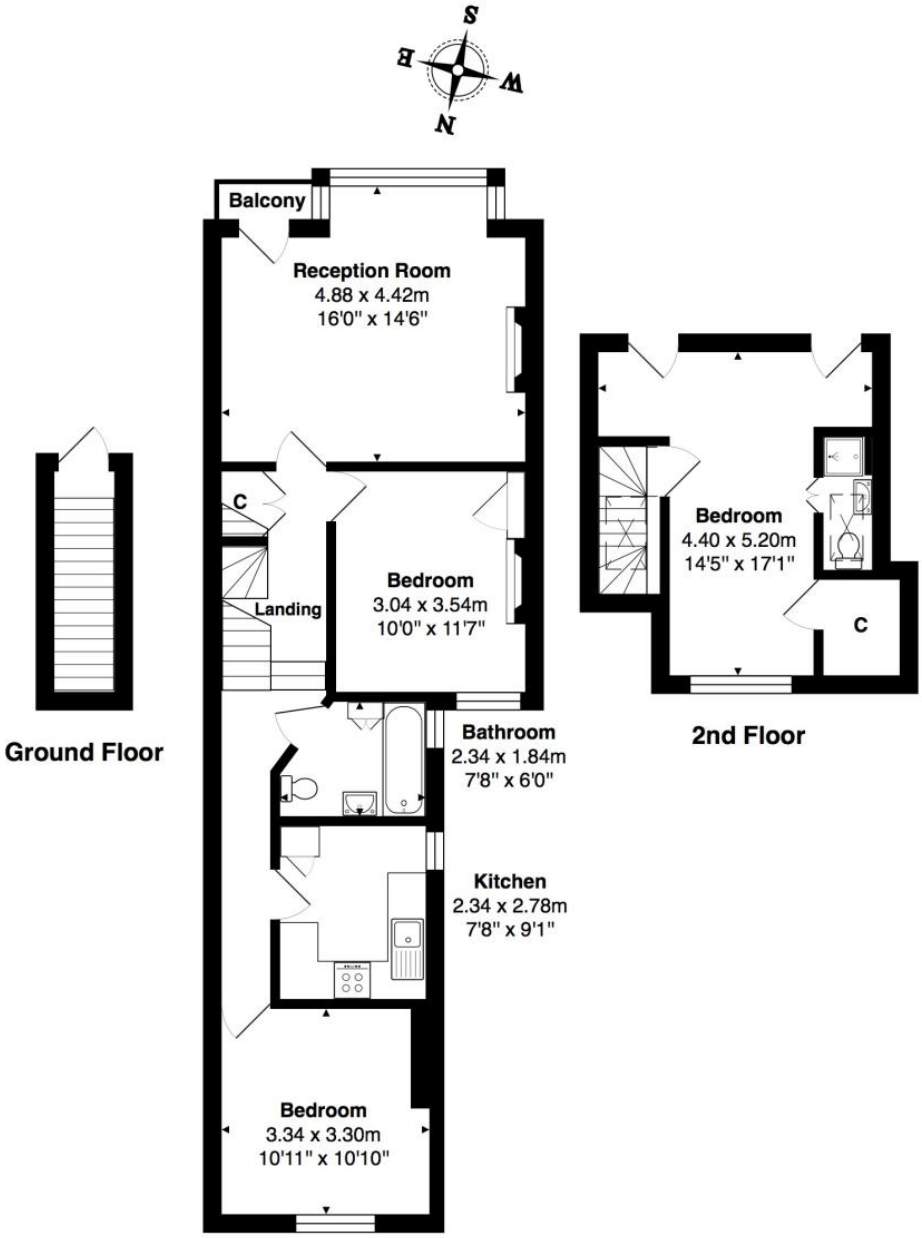
https://www.winkworth.co.uk/sale/property/KQP230009

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold
Term: 950 year and 10 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D
EPC rating: D

32B Clifford Gardens



Total Area: 92.0 m² ... 990 ft² (excluding balcony, ground floor)

All measurements are approximate and for display purposes only

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