



Clifford Gardens, London, NW10

£895,000 *Leasehold*



A modern, split level, three bedroom, two bathroom flat in a period conversion with South-facing roof terrace, located in the heart of Kensal Rise.

KEY FEATURES

- SPLIT LEVEL
- SOUTH-FACING ROOF TERRACE
- UNDERFLOOR HEATING THROUGHOUT
- PRINCIPLE BEDROOM WITH EN-SUITE
- IMMACULATE CONDITION THROUGHOUT
- THREE BEDROOM
- TWO BATHROOM



Kensal Rise & Queens Park

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DESCRIPTION

We are pleased to present to the market this high quality three bedroom, two bathroom split level flat, with large south facing roof terrace.

The first floor comprises a large open plan kitchen reception room with dedicated dining space which is flooded with natural light, perfect for both entertaining and as a family hub. The kitchen benefits from high quality integrated appliances and quartz counter tops. On the same floor there is a contemporary and fully tiled family bathroom, and two bedrooms, both with built in cupboards.

The stairs with glass balustrade leading up to the top floor also lead you to the stunning south facing roof terrace with far reaching views across London. This is a great sun trap and entertaining space. Finally on the top floor is the luxurious principle bedroom, with a large en-suite bathroom and floor to ceiling window giving you the full benefit of the stunning views.

Throughout the flat, there is underfloor heated herringbone floors throughout with individual smart thermostats in each room for complete control. Furthermore, the flat benefits from ample storage with large loft storage areas as well as many clever smaller storage solutions throughout.





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 underground and Euston Overground line) and Kensal Rise (Overground line between Stratford and Richmond/Clapham Junction) under a 5 min walk. All the amenities of College Road and Chamberlayne Road are within a stone's throw and Queens Park only a short walk away, with many cafes, bars and open spaces that this area has to offers right on your doorstep. The flat is 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/KQP190461>

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: Leasehold
Term: 169 year and 3 months
Service Charge: £650 per annum
Ground Rent: £10 Annually (subject to increase)
Council Tax Band: Brent – Band D
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		



Total Area: 92.4 m² ... 994 ft² (excluding balcony, roof terrace, eaves storage)

All measurements are approximate and for display purposes only

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