



**CLIFFORD GARDENS, NW10**  
**£3,250 PER MONTH PART FURNISHED**

**A SUPERB THREE BEDROOM GARDEN FLAT  
IN A GREAT LOCATION CLOSE TO  
CHAMBERLAYNE ROAD AND QUEEN'S PARK.**

**Kensal Rise & Queens Park | 0208 960 4947 |  
kensalrise@winkworth.co.uk**

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## DESCRIPTION:

Winkworth are delighted to offer this fantastic, ground floor garden apartment to the market.

Measuring 929 sq. ft. and benefiting from three bedrooms, a contemporary bathroom with shower over bath and a feature exposed brick wall.

This beautiful apartment also has a stunning open plan living space to the rear of the property housing dining, reception and kitchen space with bi-folding doors to the low maintenance south facing garden.

Additional features include period feature fireplaces, a large mirrored wardrobe in the front bedroom, ample storage in the corridor as well as having side access allowing for easy access to the rear for bikes and buggies.

The property is offered in excellent condition throughout and is offered part furnished as below

### Primary bedroom:

- Double bed and mattress
- Dark wooden drawers
- Mirrored wardrobes

### Second bedroom:

- Wardrobes

### Third bedroom

- Small kids' wardrobe

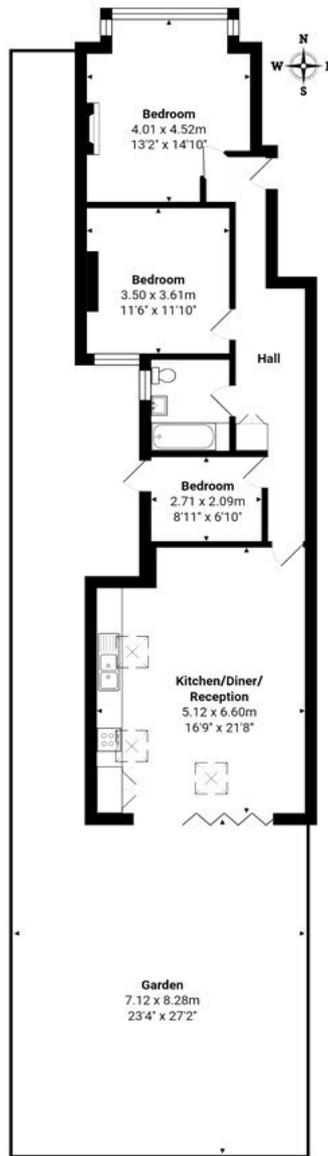
### Living room

- Sofa (will be professionally cleaned)
- Rug
- Dining table
- 6 x dining chairs
- Low cabinet next to dining table

### Garden

- Table & 2x chairs





Ground Floor

Total Area: 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** £3,750.00

**Council Tax Band:** D

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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