



Clifford Gardens, Kensal Rise, NW10

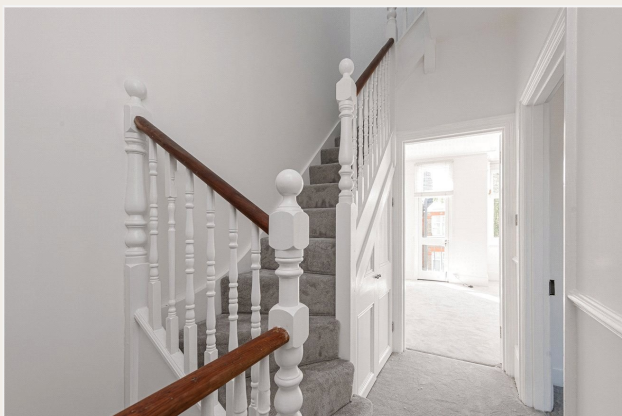
£675,000 *Share of Freehold*



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

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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 11 months

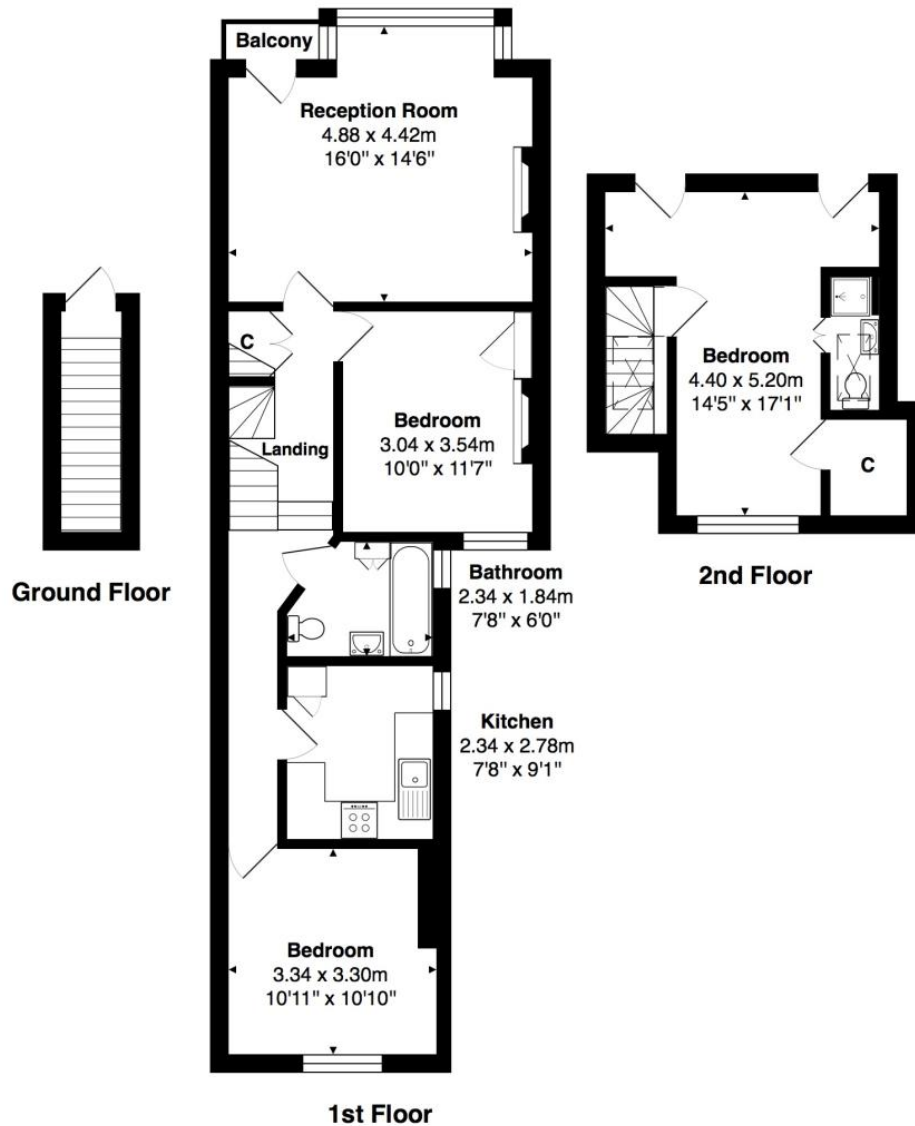
Service Charge: £0 per annum

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

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.