



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

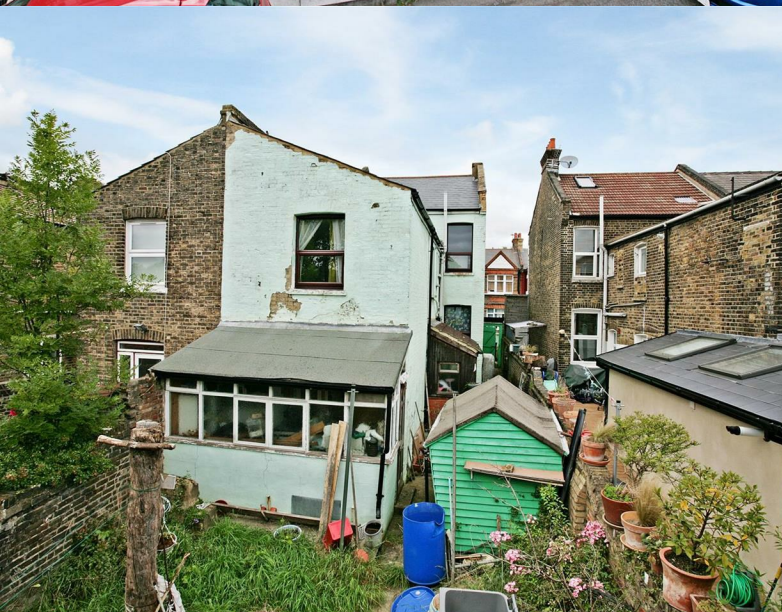
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Clifford Gardens, Kensal Rise, NW10 5JG

£949,950

Subject to Contract

- Four bedrooms
- Kitchen on each floor
- South facing rear garden
- Two reception rooms
- Bathroom on each floor



Clifford Gardens, NW10 5JG

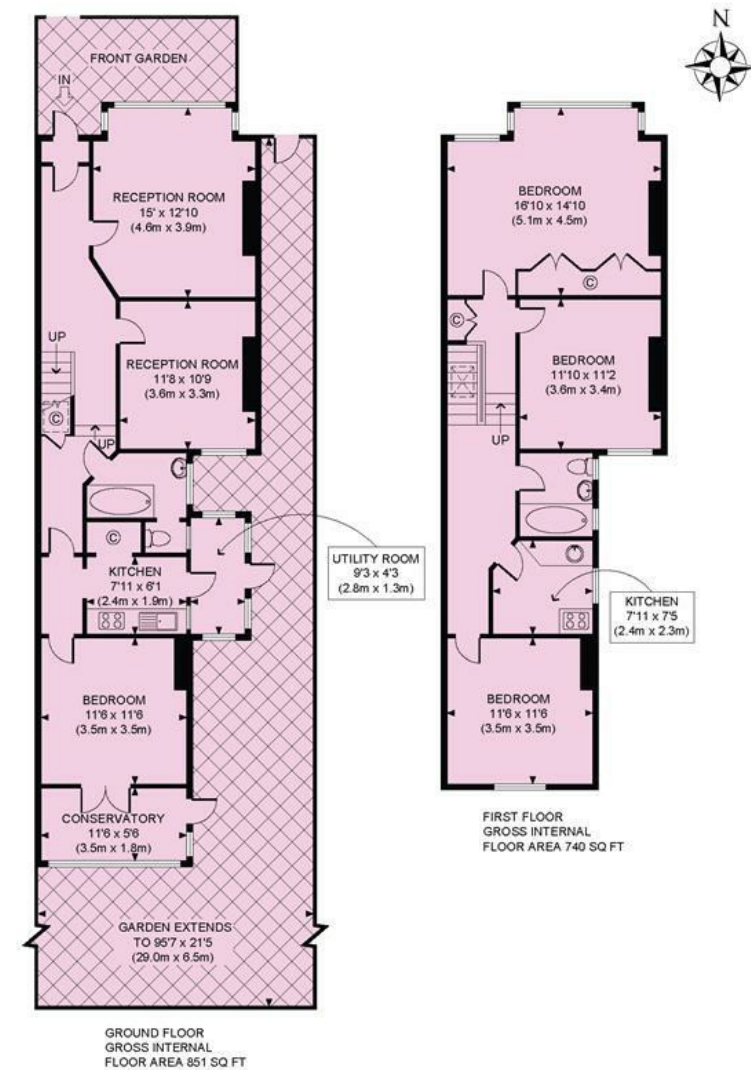
Great potential... a larger type of Victorian style end of terrace four bedroom house, in need of full refurbishment, benefiting from south facing rear garden, presently arranged over two floors, with the possibility of extension into the loft and side return subject to the usual consents, located close to the numerous amenities of Chamberlayne Road.

The property offers over 1591sq" of accommodation, boasting two reception rooms, front into bay, door to conservatory from dining room, conservatory with door to garden and utility room.

Situated in a most sought after residential tree lined Road, walking distance of both Kensal Rise & Green over/underground train stations, variety of local shops on the trendy, buzzing Chamberlayne Road, alternative transport links and Ladbroke Grove is within easy reach.



CLIFFORD GARDENS, NW10
TOTAL APPROX. FLOOR AREA 1591 SQ. FT. (147.8 SQ. M.)



All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Freehold

Price £949,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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