

Wenlock & Taylor



Clifford Gardens, Kensal Rise

London, NW10 5JD

Price £1,799,000



Clifford Gardens, Kensal Rise, London, NW10 5JD

We are delighted to offer this substantial 2015 sq.ft (187 sq.m) approx Victorian style terraced house on three floors and comprising 5 bedrooms (one with south facing balcony), 2 receptions, 29ft rear and extended (into side return) kitchen/dining room with bifold doors, 2 utility/store rooms, bathroom/wc, 2 shower/wc's and 27ft rear garden. This fine family home retains many of its period style features/fireplaces, has painted timber floors and is situated in this tree-lined street very near to the popular deli's/bars along Chamberlayne Road, Kensal Rise (Mildmay Line) and Kensal Green (Bakerloo Line) stations. Tenure is Freehold. Council Tax Band 'E' (London Borough of Brent).



- ENTRANCE HALL**
with stained glass front door leading to hall with painted timber floor.

RECEPTION 1
14'9 (to bay) x 12'1 (to alcove) (4.50m (to bay) x 3.68m (to alcove))
with double glazed windows, period style fireplace, painted timber floor, ceiling cornice, picture rail, built in alcove cupboards and storage.

RECEPTION 2
11'11 x 9'7 (to alcove) (3.63m x 2.92m (to alcove))
with period style fireplace, ceiling cornice, painted timber floor.

EXTENDED KITCHEN/DINING ROOM
29'8 x 15'8 (9.04m x 4.78m)
full width (into side return) extended kitchen with roof lights, range cooker, marble fireplace, doors to rear garden.

UTILITY/STORE ROOM
9'7 x 5'11 (2.92m x 1.80m)
with electric consumer unit.

SHOWER/WC
with built in shower cubicle, wc.

STAIRS & LANDING

TO FIRST FLOOR
with built in cupboard, access to rear loft space.

BEDROOM 1
16'0 (to bay) x 14'8 (to alcove) (4.88m (to bay) x 4.47m (to alcove))
with period style fireplace, painted timber floor, built in alcove wardrobes, double glazed door leading to south facing balcony.

BEDROOM 2
12'0 x 9'9 (to alcove) (3.66m x 2.97m (to alcove))
with period style fireplace, built in cupboard, painted timber floor.

BEDROOM 3
11'4 x 10'10 (3.45m x 3.30m)
with wood flooring.

BATHROOM/WC
White suite with bath, shower attachment, was hand basin and wc.

SHOWER/WC
with built in shower cubicle, corner wash hand basin, wc.

UTILITY ROOM
with megaflo boiler, plumbing for washing machine and dryer.

STAIRS UP TO CONVERTED

LOFT/SECOND FLOOR
with double glazed window.

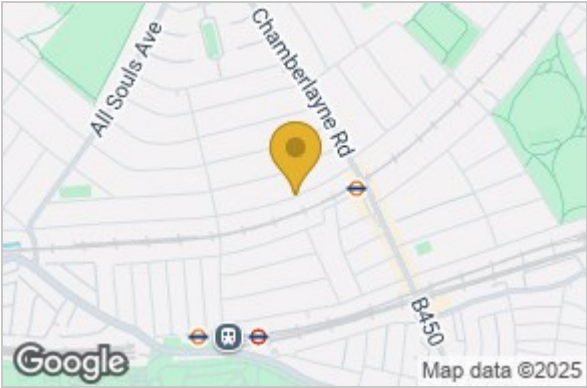
BEDROOM 4
14'0 x 11'1 (4.27m x 3.38m)
with double glazed dormer window, eaves storage cupboard.

BEDROOM 5
8'9 x 8'7 (2.67m x 2.62m)
with velux window, eaves storage cupboard.

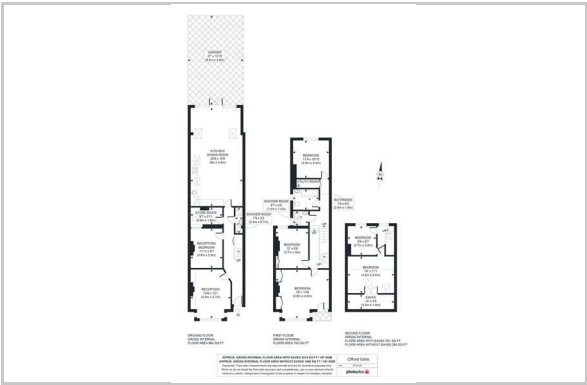
GARDEN
at rear 27ft (visual estimate).

TENURE
The tenure is Freehold.
- The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

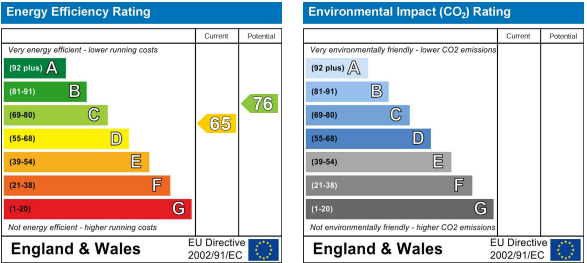
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.