

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Clifford Gardens, London, NW10 5JE

Asking Price £1,125,000

Subject to Contract

- Unmodernised house with extension potential
- South facing rear garden
- Period features
- Four bedrooms
- High ceilings
- Close to all amenities

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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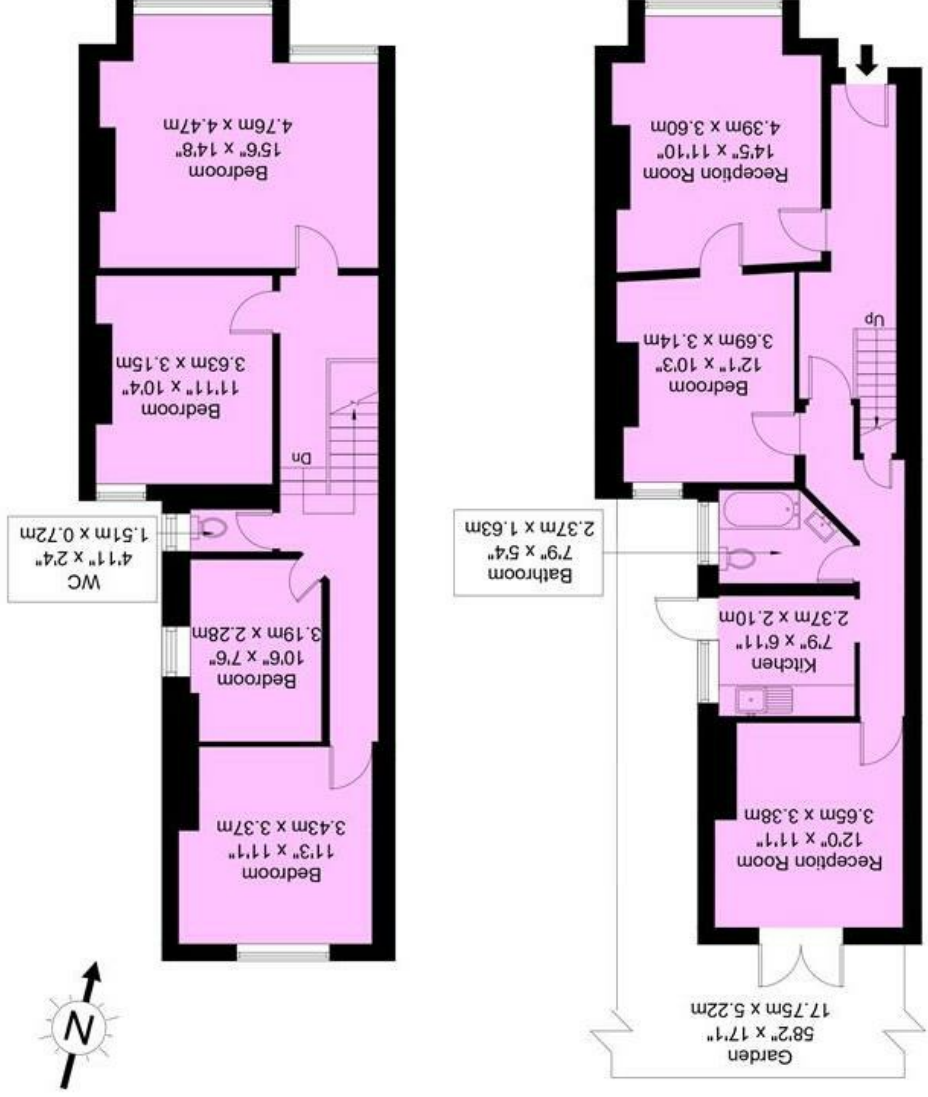
Great potential... a sizeable Victorian style mid terraced four bedroom house, in need of full refurbishment, benefiting from south facing rear garden, presently arranged over two floors, with the possibility of extension into the loft and side return subject to the usual consents, located close to the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

The property offers over 1400 sq. ft of accommodation, three reception rooms, front lounge into bay windows, door leading out to garden from separate kitchen, two bathrooms one per floor, and at present four bedrooms.

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 5JE

**Clifford Gardens, NW10 5JE**  
 Approx Gross Internal Area = 130.15 sq m / 1400 sq ft  
 Garden Area = 62.73 sq m / 675 sq ft  
 Total Area = 192.88 sq m / 2076 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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