



MILE



Clifford Gardens, London NW10 £650,000 Leasehold

Mile are excited to bring to market this amazing end of terrace first floor apartment in the heart of Kensal Rise. This beautiful home is offered in great condition having been well maintained by the current owners. The flat consists of three bedrooms (two doubles and one with built-in cupboards), a modern three piece bathroom, a fully fitted kitchen and an incredible 17ft reception room with small balcony. Full of character and with a very contemporary touch, this property also benefits from a mixture of carpet and wood flooring, high ceilings, an abundance of storage space and natural light. The property is sold chain free with a long lease. Clifford Gardens is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

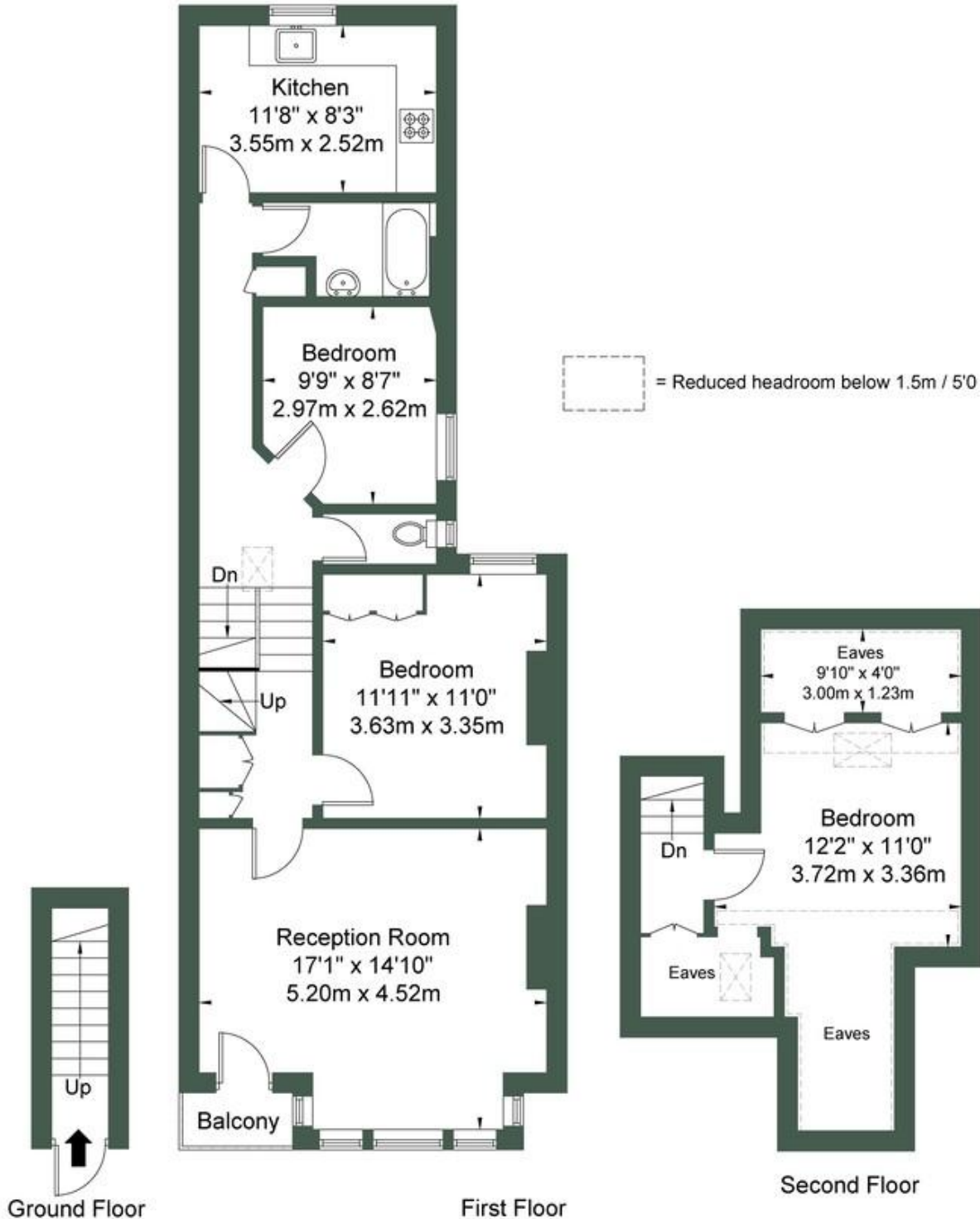
- Victorian conversion
- End of terrace
- First floor apartment
- Three bedrooms
- Chain Free
- Long lease
- Potential to extend (STPP)
- Fantastic location
- 936 sq ft of living space
- Close to shops and transport

Clifford Gardens NW10 5JD

Approx Gross Internal Area = 87 sq m / 936 sq ft

Eaves = 10.6 sq m / 114 sq ft

Total = 97.6 sq m / 1050 sq ft



Ref

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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

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.