



CLIFFORD GARDENS, LONDON, NW10  
**£699,950 LEASEHOLD**

WINKWORTH ARE PLEASED TO INTRODUCE THIS DELIGHTFUL GARDEN FLAT, CLOSE TO AMENITIES ON CHAMBERLAYNE ROAD WITH THE ADDED BENEFIT OF A GARDEN STUDIO ROOM.

Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)

**Winkworth**





**LOCATION:** Clifford Gardens is a fantastic location within Kensal Rise and this particular property is on the north side of the street away from the railway line very close to Chamberlayne Road. Transport links are great from either Queens Park or Kensal Green Underground Station (which also has London Overground) or Kensal Rise Overground which is less than 400m from the front door. The house is also just short walk from Chamberlayne Road and Queens Park itself with all the cafe's bars and open spaces that this area offers. Highly Recommended.



**Winkworth**

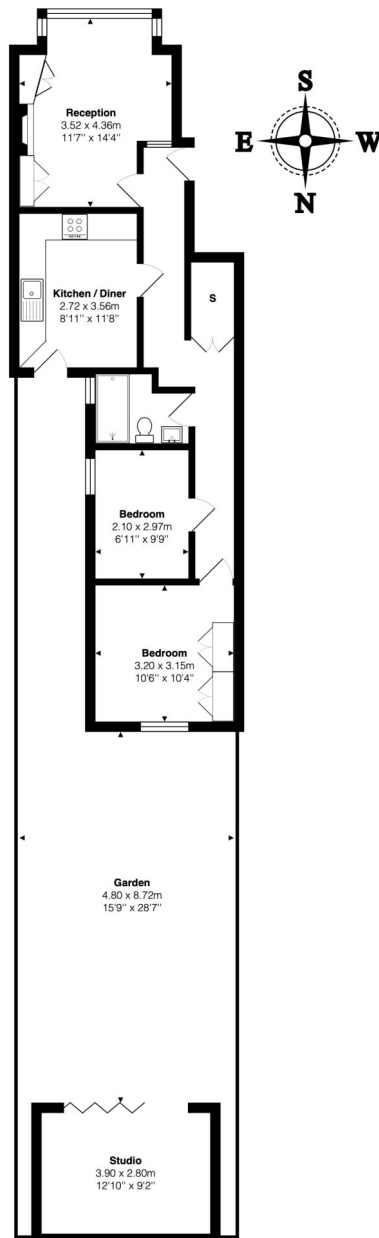




## DESCRIPTION:

This lovely garden flat has two good sized bedrooms, an eat in kitchen which has access to the garden, a family bathroom and a beautiful, bright and airy formal reception room to the front of the building. The property is in excellent condition throughout and benefits from a long lease of 111 years remaining and a private garden with a garden studio room which can be used as either a summer house, gym, yoga studio or work from home space.

**Winkworth**



Total Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk



winkworth.co.uk

See things differently

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.