



## Clifford Way

London, NW10 1AP

Asking Price £850,000



Hunters Camden are pleased to offer this freehold property which is ideal for investors, the property has been re-purposed some years ago into two separate flats with a shared drive between houses, the ground floor property comprises 2 bedrooms, 2 bathrooms, living room, and has been extended into the garden to accommodate an open plan kitchen/diner with patio doors into the private rear garden. The second flat on the first floor has a separate living room, kitchen, 1 bedroom, and a bathroom. The rear garden can also be split or sheared with access via the side drive leading up to the rear of the garden.

The first floor flat has been let on a long term agreement and the ground floor property is currently being refurbished and is unfinished as can be seen in the photos.

Viewings recommended strictly by appointment,



## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.