



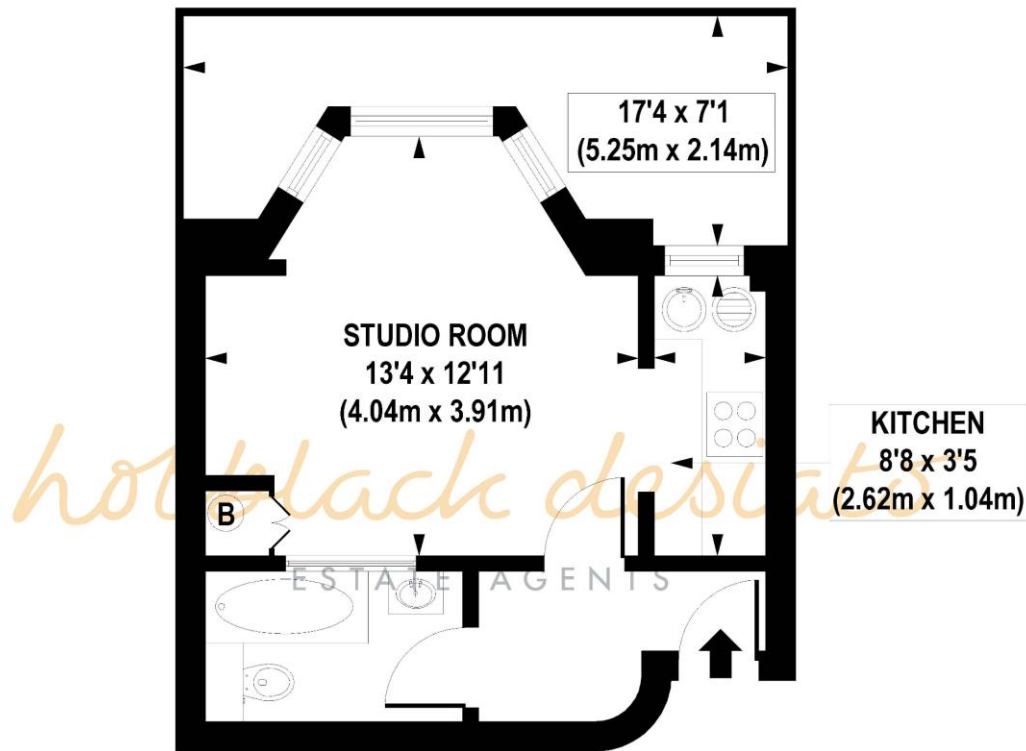
Cliff Court, Cliff Road, London, NW1 9AP

Offers in excess of £250,000 Leasehold

A well-priced, beautifully presented studio flat which would make a fantastic pied a terre / first time purchase. The flat is arranged on the lower ground floor and features high ceilings and large windows allowing for excellent natural light. There is a gated parking area to the rear and private balcony area fronting attractive communal gardens.

- Leasehold 104 years
- Bathroom
- Studio Room
- Separate Kitchen
- Communal Gardens
- 257 sq Ft / 23.8 sq m
- Residents' Private Parking
- EPC Band E





SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 257 sq. ft / 23.88 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

