

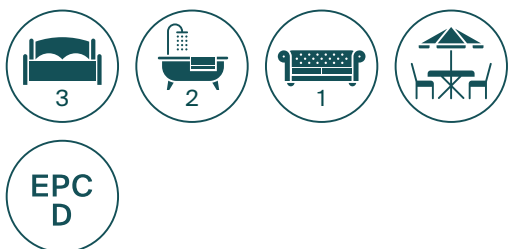


St. Margarets Road  
Kensal Rise  
NW10





**Wonderfully located in the heart of Kensal Rise .**



Upon entering this charming house you are greeted with a west facing double reception room, flooded with natural light. The rear of the property unfolds to provide a recently refurbished modern kitchen, complete with integrated appliances and leads directly out to the decked garden. There is also a guest cloakroom on this floor. The first floor hosts two generous double bedrooms and the family bathroom complete with a roll-top freestanding bath. The loft has been converted and provides the third bedroom with a shower. This wonderful home benefits from excellent entertaining space and good bedroom accommodation.







# St. Margarets Road, NW10

Approximate Area = 121.9 sq m / 1312 sq ft  
Including Limited Use Area (5.1 sq m / 55 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**We would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2021. Photographs and videos dated April 2021.

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