



1 Bedroom
Napier Road, NW10

 **Portland**
Trusted, every step of the way

£475,000
Freehold

A charming one bedroom garden flat moments from Kensal Rise Station.

Exuding period charm throughout with high ceilings and bright bay windows, Portland are delighted to offer a great apartment spanning over 500sqft of accommodation and a private south west facing garden. Buyers can expect to find a large reception room to the front, a double bedroom, fully fitted eat in kitchen to the rear with access to both the family bathroom and also the garden.

This home is being sold chain free, with vacant possession and the freehold of the whole of no.14 Napier Road.

Napier Road is a popular residential street just moments from the Bakerloo Line and Overground. The ever popular Chamberlyn & College Road's are a short walk away with the boutique independent eateries. Residents also enjoy the easy access to the famous Ladbrook Grove and it's market.

- One Bedroom Garden Flat
- Over 500 Square Foot
- Residents Parking Permits Available
- Victorian Conversion
- Private Outside Space
- Share Of Freehold
- Quiet Residential Road
- Close To Transport & Shops

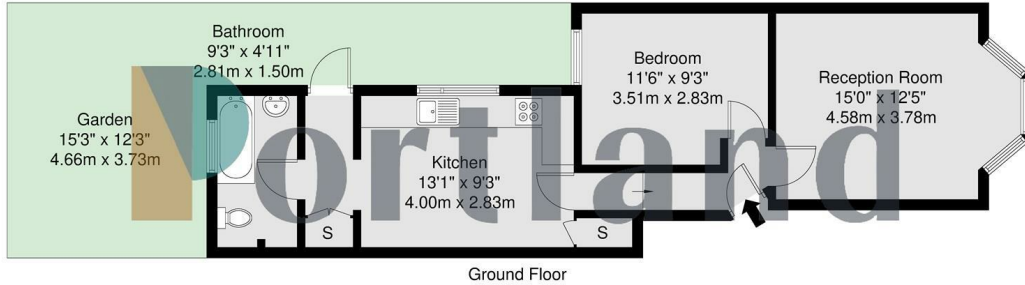






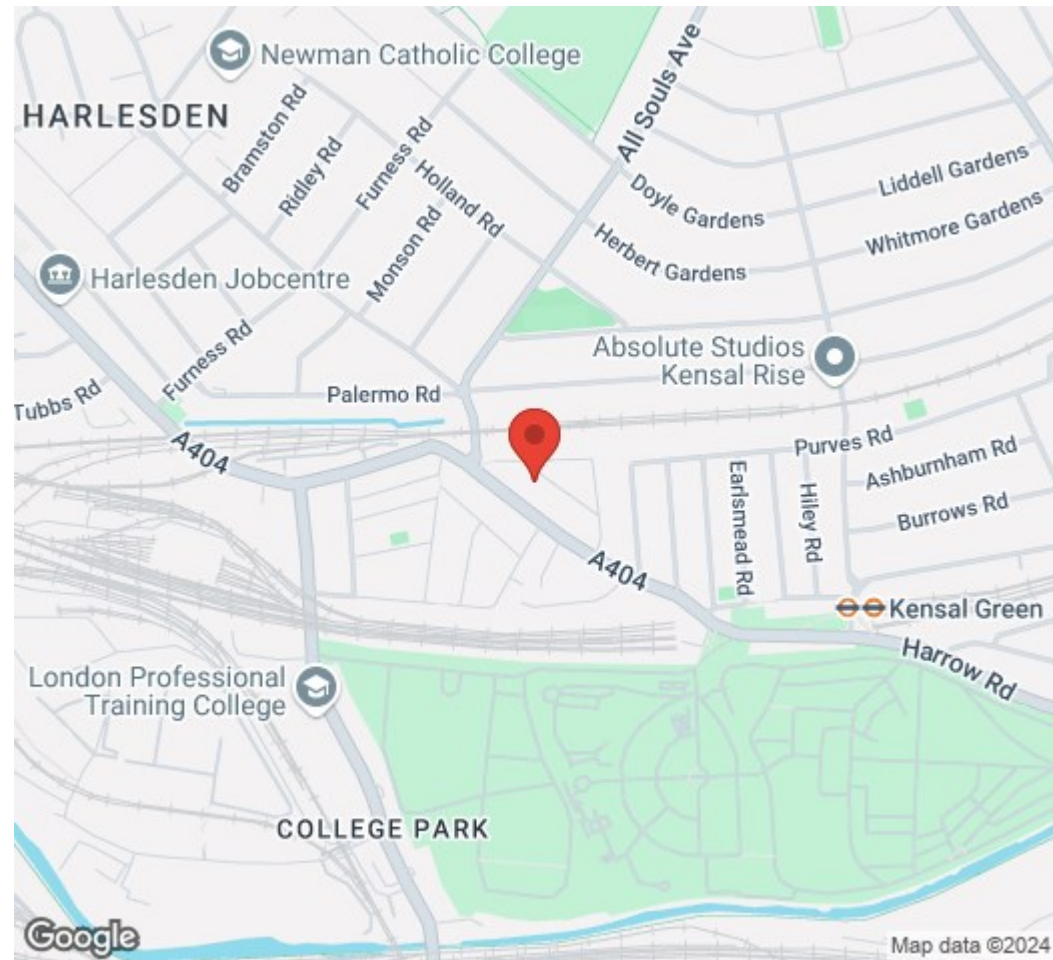
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GROSS INTERNAL AREA
48.1 sq m / 517 sq ft



GROSS INTERNAL AREA (GIA) This includes the property 48.1 sq m / 517 sq ft	TOTAL STORAGE SPACE Storage and wardrobe closet areas 1.1 sq m / 11 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Viewpoint etc. 27.8 sq m / 299 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 2.0m 0.0 sq m / 0.0 sq ft
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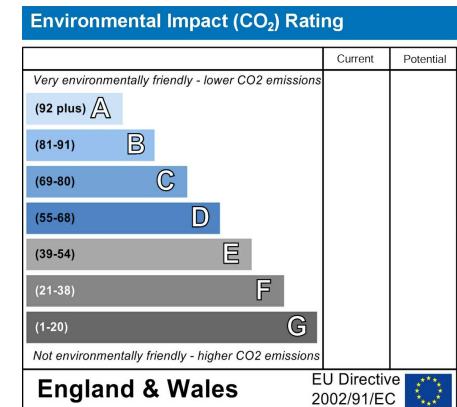
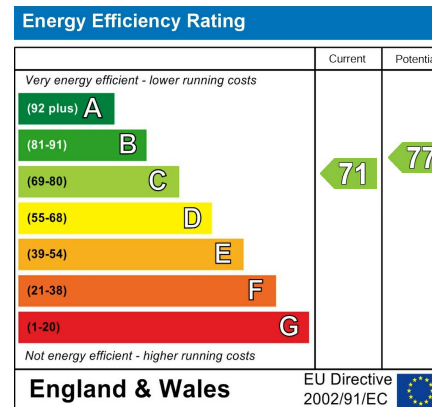
Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.