



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales	EU Directive 2002/91/EC	

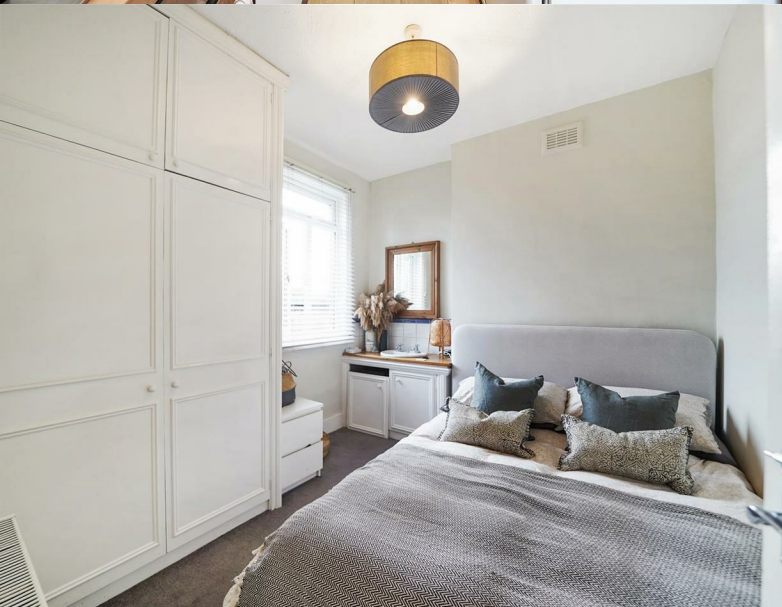
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	82
England & Wales	EU Directive 2002/91/EC	

Pember Road, Kensal Rise, NW10 5LR

£555,000

Subject to Contract

- Freehold and the loft are inclusive
- High ceilings in sizeable 17ft Reception room
- Window in fitted bathroom
- Timber style flooring
- Two double bedrooms
- Hardwood worktops with white lacquered fitted kitchen/diner
- Some period features
- The half landing is perfect for a home working area



Pember Road, NW10 5LR

Spacious Split-Level Two-Bedroom Apartment with Loft Potential... immaculate and well-proportioned two double-bedroom apartment is set on the top (second) floor of a charming three-storey mid-terraced Victorian-style house. With freehold and loft space included in the demise of the lease, the property offers exciting potential to convert the loft into additional living space (subject to the usual consents). Retaining period features, it boasts a mix of timber and seagrass flooring, adding warmth and character.

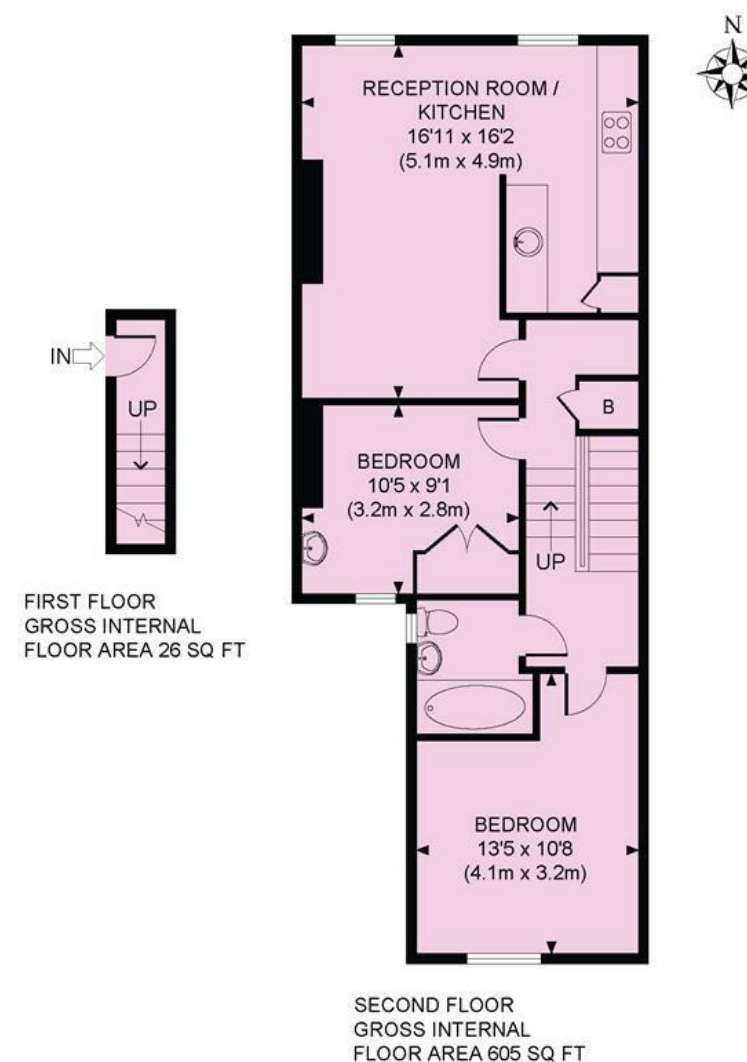
Offering over 631 sq ft of bright living and entertaining space, the apartment features a sizable 17ft reception room with an exposed brick fireplace, a kitchen/diner with a butler sink and hardwood worktops, and a fitted bathroom with a window for natural light.

Ideally located on Pember Road, a quiet side street off Chamberlayne Road, the property is within walking distance of Kensal Green (Bakerloo Line) tube station. The vibrant Ladbroke Grove and Portobello Market are close by, offering a variety of shopping, dining, and entertainment options, with a Sainsbury's hyperstore just a short distance away.

A fantastic opportunity to acquire a home with charm, space, and future potential in a sought-after location.



PEMBER ROAD, NW10
TOTAL APPROX. FLOOR AREA 631 SQ. FT. (58.6 SQ. M.)



All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Freehold

Price £555,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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