



**OKEHAMPTON ROAD, QUEENS PARK BORDERS, NW10**  
**GUIDE PRICE £650,000 LEASEHOLD**

A 2 bedroom ground floor flat set in an end of terrace property. Further accommodation comprises of a spacious south facing reception, separate kitchen and 2 bathrooms (1 ensuite). No Upper Chain.

Location: Immediate access to local shops on Okehampton Road and to gastro pubs, eateries and bars on the vibrant Chamberlayne Road. Walking distance to the Lexi Cinema, picturesque Queens Park itself, Queens Park tube (Bakerloo Line), Kensal Rise (Overground) and bus routes.

- 2 Bedrooms
- South Facing Reception
- 2 Bathrooms (1 ensuite) Room
- No Upper Chain
- Sole Agent



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
1-34			
*Not energy efficient - higher running costs			
		76	50
England & Wales		EU Directive 2002/91/EC	