



**P**  
Resident  
permits  
holders  
only  
**KR**  
Mon - Fri  
8.30am - 6.30pm

Northop Ho.

**ASHBURNHAM ROAD, KENSAL RISE, NW10**  
**GUIDE PRICE £565,000 SHARE OF FREEHOLD**

**HARRIS**  
& COMPANY



A 2 double bedroom first floor flat set in an bay fronted Victorian property located on a sought after road. Further accommodation comprises of a spacious reception room with stripped wood flooring and period fireplace, spacious kitchen and bathroom/wc. Potential to to convert loft space subject to obtaining usual planning consents. No upper chain. Share of Freehold.

Location: Situated on popular Ashburnham Road, the property is within walking distance of Kensal Green tube station and the Harrow Road (A404) giving direct access into Central London. Vibrant Chamberlayne Road is nearby with it's multiple shops, eateries and gastro pubs/ bar.





# Ashburnham Road

Approximate Gross Internal Area  
65.7 sq m / 707 sq ft

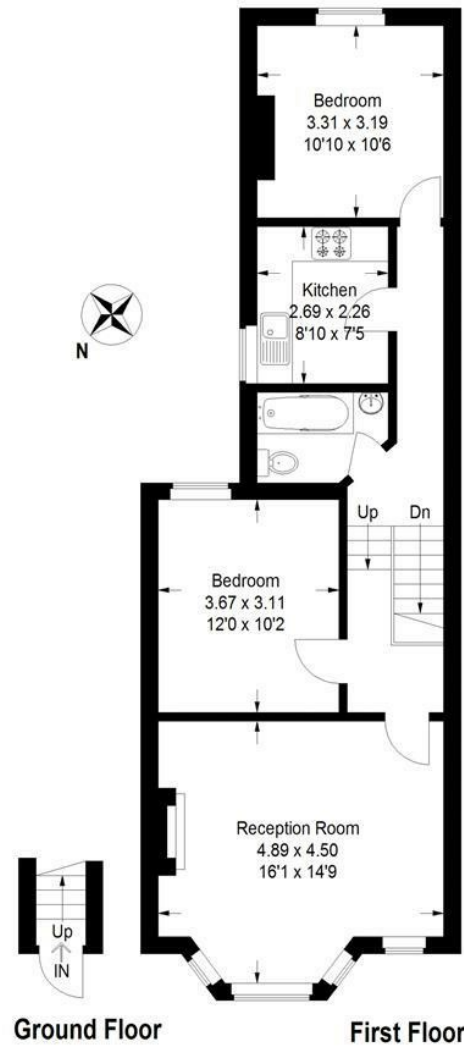


Illustration for identification purposes only,  
measurements are approximate, not to scale.



Disclaimer: 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 Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale

Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
101-911	A		
81-100	B		
61-80	C	74	76
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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