

HARRIS
& COMPANY



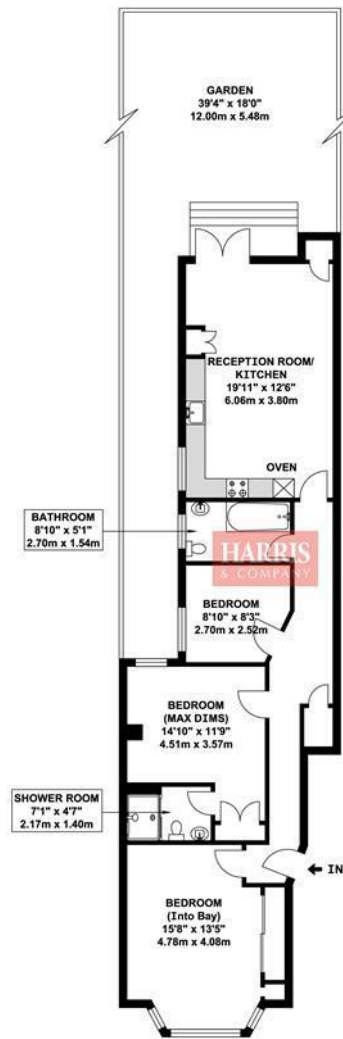
FURNESS ROAD, KENSAL RISE, NW10
GUIDE PRICE £650,000 LEASEHOLD

A brand newly refurbished 3 bedroom, 2 bathroom ground floor flat set in an attractive period property. The accommodation of some approx. 870 sq ft includes a luxury open plan reception / kitchen with integrated appliances and quartz worktops giving direct access to a private garden. Further benefiting from contemporary bathroom including the en-suite, new period style tiled floor to the entrance hall and new installed double glazed windows. Sole Agent.

Location: The property is situated on a quiet road in close proximity to King Edwards Park and Roundwood Park. Nearest tube station is Willesden Junction Station (Overground). Kensal Rise is to the east and within walking distance. Here you find thriving Chamberlayne Road with Overground Station, bus routes and a variety of boutique shops and eateries.



FURNESS ROAD
LONDON NW10



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 870.15 SQ. FT / 80.84 SQ. M.
WHILEST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR. ONE REASON OR ANOTHER, THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE 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	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

HARRIS
& COMPANY

106 Chamberlayne Road
Kensal Rise
London
NW10 3JN
T: 020 8969 1333
F: 020 8968 6873
www.harrisandcompany.co.uk
info@harrisandcompany.co.uk