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8.30am - 6.30pm

harris &  
company

Purves Road, Kensal  
Green, NW10

Guide Price £900,000 Freehold



First time to market in over 60 years!

A fantastic opportunity to refurbish this 3 bedroom terraced house located in a popular part of Kensal Rise. The property is currently arranged over 2 floors and benefits from a south facing rear garden. There is also scope to extend into the side return and loft to maximise size and value subject to obtaining necessary consents. Sole agent.

**Location:**

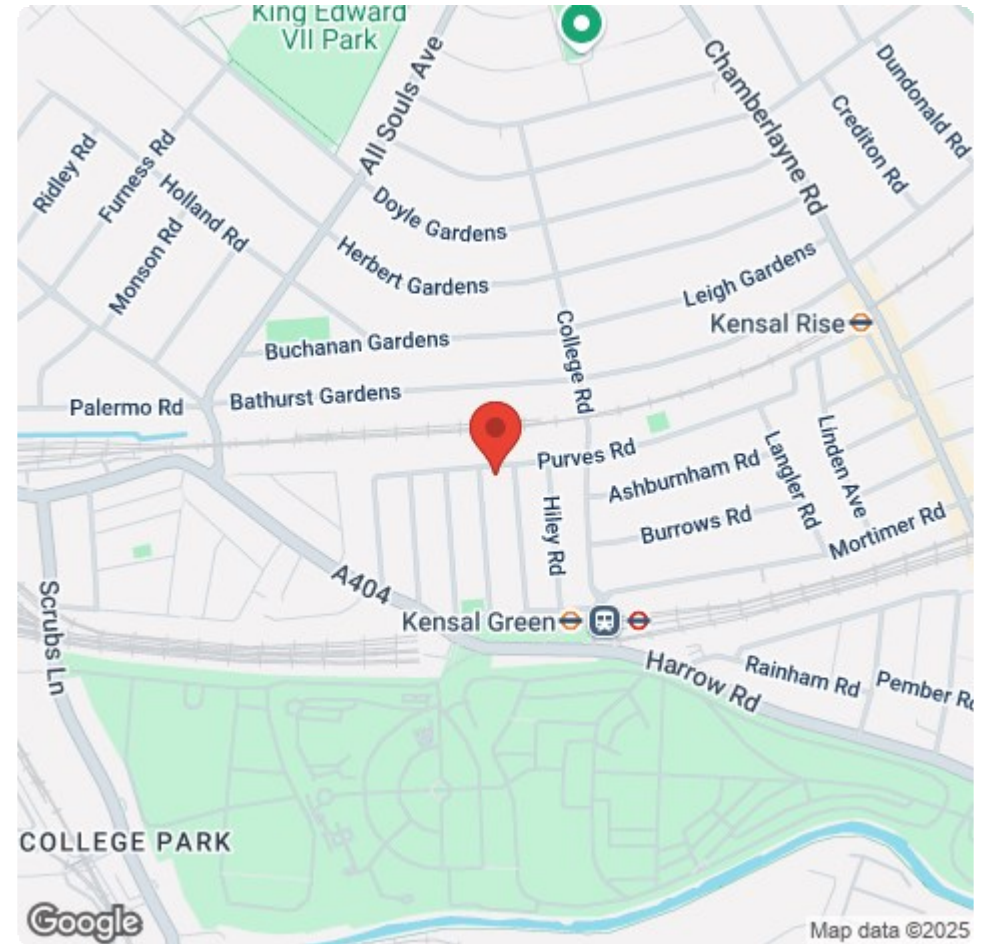
The property is a short walk away from Chamberlayne Road with an array of popular restaurants, cafes and shops. Within close proximity to both Kensal Rise and Kensal Green stations providing access to both London Overground and London Underground. Walking distance to Queens Park.



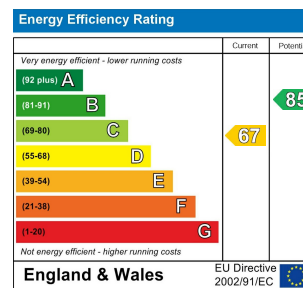




**TOTAL: 1139 sq. ft, 105 m<sup>2</sup>**  
 Ground Floor: 596 sq. ft, 55 m<sup>2</sup>, 1st Floor: 543 sq. ft, 50 m<sup>2</sup>  
 EXCLUDED AREAS: SCREENED PORCH: 64 sq. ft, 6 m<sup>2</sup>, PORCH: 76 sq. ft, 7 m<sup>2</sup>, GARDEN: 250 sq. ft, 23 m<sup>2</sup>  
 This Plan Is For Layout Guidance Only And Is Not Drawn To Scale Unless Specified. All Dimensions, Including Windows, Doors, And The Total Gross Internal Area (gia), Are Approximate.



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.



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