



harris & company
for sale
020 8969 1333
in @ harrisandcompany.co.uk

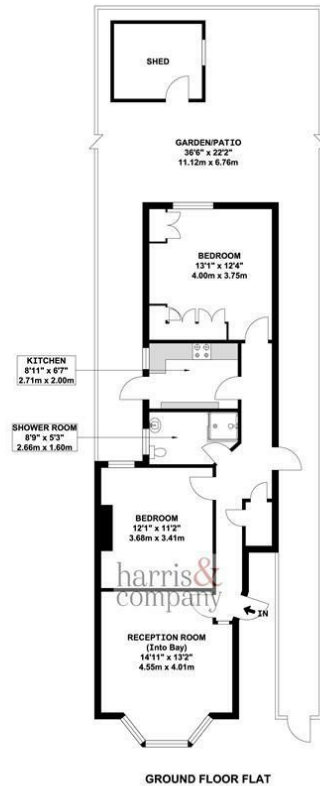
Buchanan Gardens, , NW10
Guide Price £625,000 Share of
Freehold

A 2 double bedroom ground floor flat with a south facing garden set within an end of terrace period property on a popular residential road in the heart of Kensal Rise. The accommodation approx 700 sqft further comprises of a separate living room, and a kitchen and modern shower room. Excellent potential to extend subject to obtaining the usual planning consents. No upper chain.

Location: The property is well located within walking distance of Chamberlayne Road, with its range of local shops, cafés and restaurants, as well as Kensal Green and Kensal Rise stations for easy access to the Bakerloo line and London Overground.

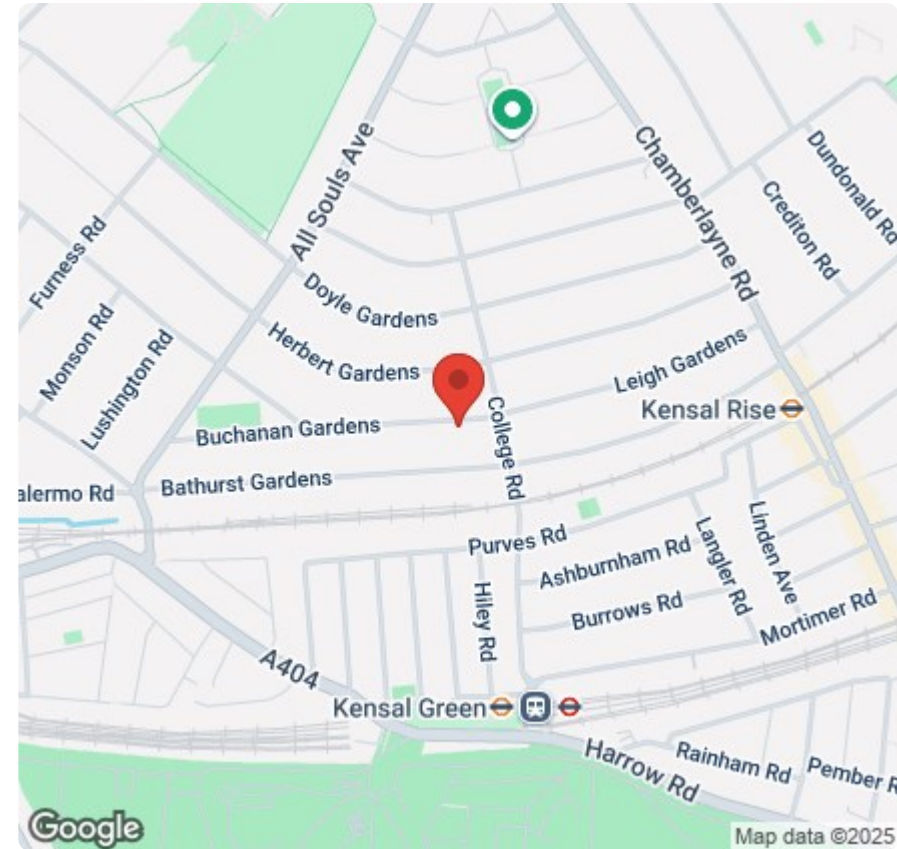


BUCHANAN GARDENS LONDON NW10



APPROX. GROSS INTERNAL FLOOR AREA 699.65 SQ. FT / 65.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HEREIN, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. 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.

harris &
company

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

- 106 Chamberlayne Road, Kensal Rise
London NW10 3JN
- info@harrisandcompany.co.uk
- www.harrisandcompany.co.uk
- 020 8969 1333