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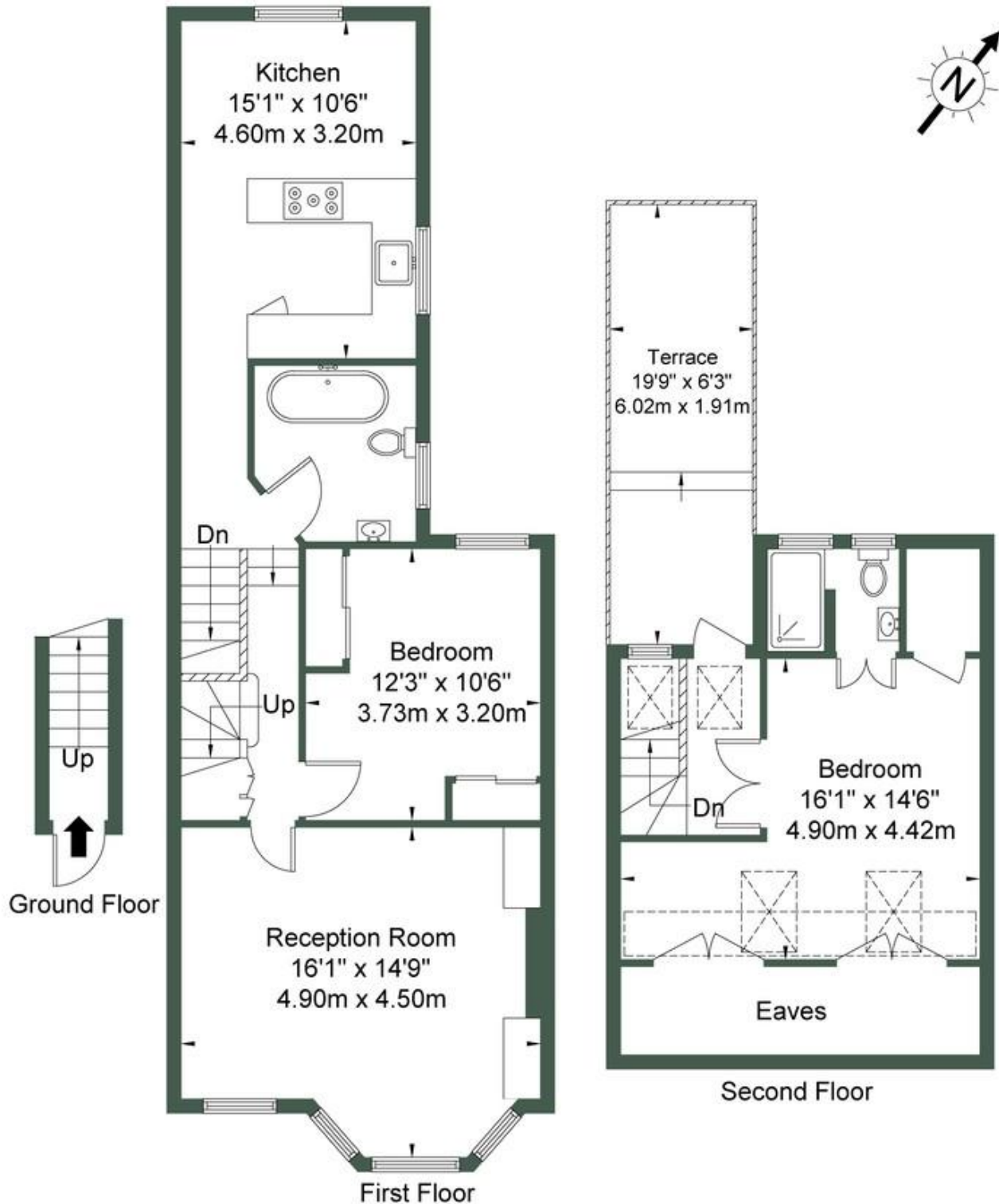
Purves Road, Kensal Rise NW10 £785,000 Leasehold

This beautiful apartment has been cleverly extended to offer maximum living and entertaining space over 900sq ft. The first floor comprises of a fantastic reception room with bay windows and exposed brick work on the chimney breast, a stunning fully fitted contemporary kitchen / diner with double aspect windows, a double bedroom and a modern family bathroom whereas the loft boasts a fantastic master bedroom with an office area and a very clever ensuite shower room. There is also access from the hallway onto a fantastic 20ft (approx.) westerly facing roof terrace, ideal for entertaining. Offered in excellent condition, this lovely home benefits from double glazed windows throughout, carpet throughout, high ceiling, an abundance of storage space and lots of natural light. The property is sold with a long lease and is within the catchment area for the desired Princess Frederica School. Purves Road is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

- Fantastic split-level apartment
- Two double bedrooms
- Amazing 20ft westerly roof terrace
- Excellent condition
- Long lease
- Over 900sq ft of living-space
- Superb separate contemporary kitchen / diner
- Two modern bathrooms (one en-suite)
- Fantastic location
- Close to shops and transports

Purves Road NW10 5TG

Approx Gross Internal Area = 84.7 sq m / 912 sq ft
(Excluding Eaves Storage)



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.