



MILE



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Ashburnham Road, London NW10 £625,000 Leasehold

Welcome to Ashburnham Road, one of the most desirable streets in Kensal Rise. This charming two-bedroom garden apartment, with a 96-year lease, offers an excellent opportunity to secure a home in the highly sought-after NW10 postcode. The property comprises two spacious double bedrooms, a separate reception room featuring beautiful bay windows, a fully fitted kitchen, and a well-kept bathroom. Access to the private garden is conveniently provided through the bedrooms, offering a peaceful retreat right outside your door. There is also the potential to extend the property (subject to planning permission), allowing for additional accommodation space and the opportunity to maximize the apartment's potential. Located just an 8-minute walk from Kensal Rise Overground Station and a 12-minute walk from Kensal Green Underground Station on the Bakerloo Line, the apartment benefits from excellent transport links. Families will appreciate being within the catchment area for Princess Frederica Primary School, known for its strong community ethos and high academic standards. With a prime location, spacious layout, and the possibility for future expansion, this garden apartment provides the perfect opportunity to enjoy the vibrant lifestyle of Kensal Rise.

- Period property
- Ground floor apartment
- Two double bedrooms
- Quiet residential road
- Excellent location
- Private garden
- Potential to extend (STPP)
- Good condition
- Leasehold
- Close to shops and transport

ASHBURNHAM ROAD, NW10 5SB

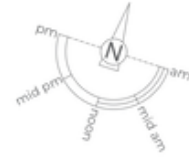
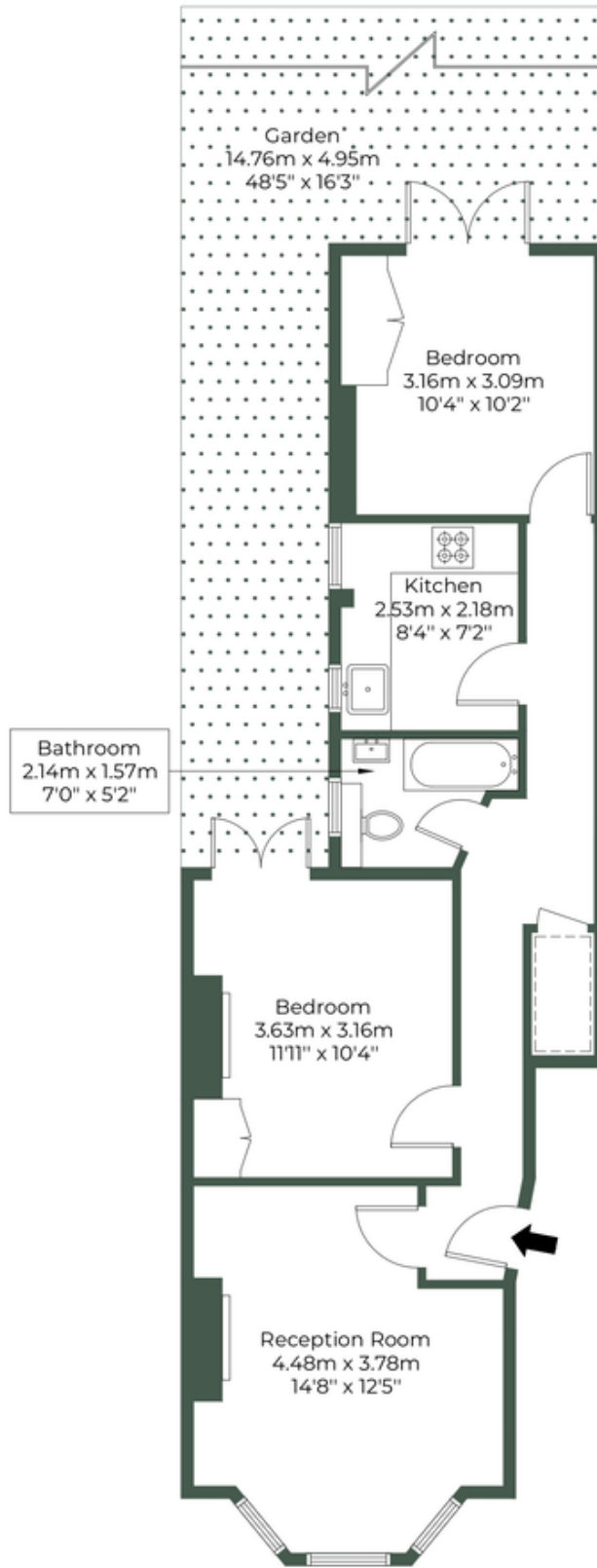
Approximate Gross Internal Area = 56.8 sq.m / 611 sq.ft

Restricted head height = 1.4 sq.m / 15 sq.ft

Total = 58.2 sq.m / 626 sq.ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



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.