

Wenlock & Taylor



Purves Road, Kensal Green

London, NW10 5TB

Price £450,000

PRICE REDUCED FOR QUICK SALE! Situated very near to Kensal Green (Zone 2 - Bakerloo Line) station and the popular deli's/bar on College Road, this 577 sq.ft (54 sq.m) Ground Floor converted Flat comprises 2 bedrooms, south facing reception, kitchen, bathroom/wc and 35ft rear garden. Offered with no upper chain, the flat has double glazed windows, central heating, laminate flooring but does require general updating. Tenure is Freehold (subject to the (154 years) unexpired Lease currently running on the First Floor Flat) and the Council Tax Band is 'C' (London Borough of Brent).

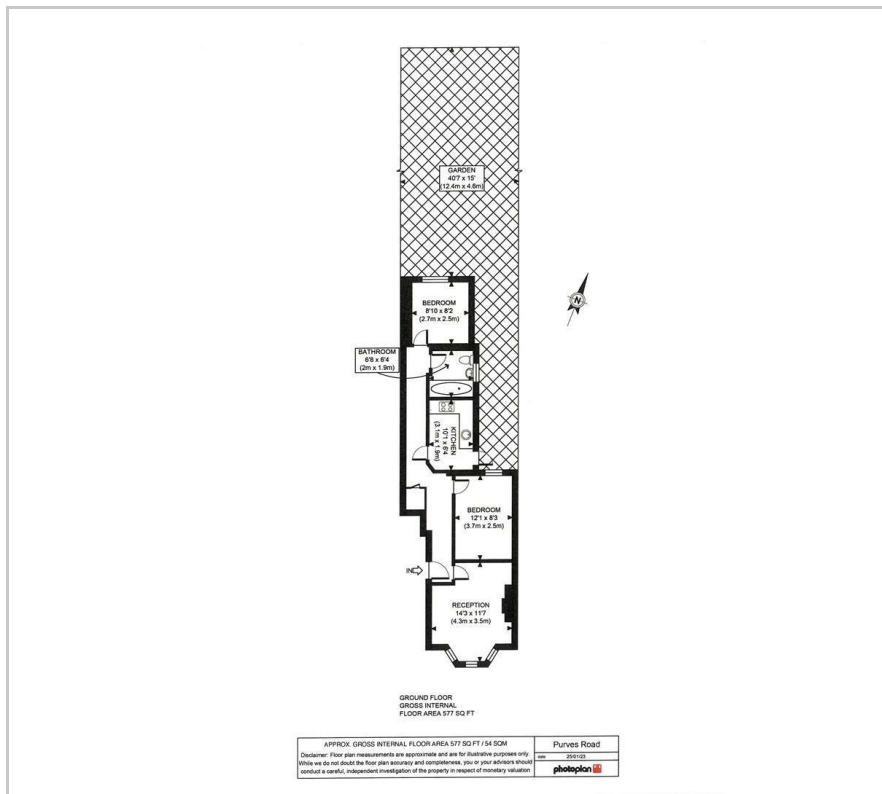
- GROUND FLOOR CONVERTED FLAT
- 2 BEDROOMS
- SOUTH FACING RECEPTION
- DOUBLE GLAZED WINDOWS
- 35ft REAR GARDEN
- NO UPPER CHAIN
- IN NEED OF UPDATING
- TENURE - FREEHOLD (SUBJECT TO (154 YEARS) UNEXPIRED LEASE RUNNING ON FIRST FLOOR FLAT)
- CLOSE TO KENSAL GREEN STATION

Viewing

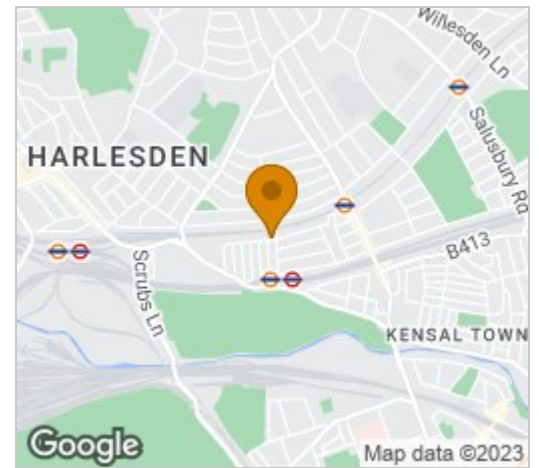
Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information.



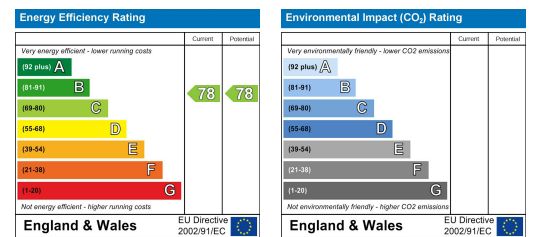
Floor Plan



Area Map



Energy Efficiency Graph



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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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