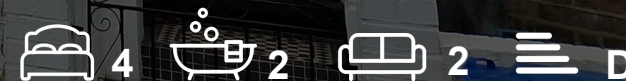


Wenlock & Taylor

Ashburnham Road, Kensal Green
London, NW10 5SA
Price £1,200,000



Ashburnham Road, Kensal Green, London, NW10 5SA

REFURBISHMENT OPPORTUNITY. We are delighted to offer this 1348 sq.ft (125 sq.m) approx victorian style terraced house located in one of the most popular streets in Kensal Green and with accommodation comprising 4 bedrooms (one previously used as 2nd kitchen), 2 receptions, kitchen/breakfast room, 2 bathrooms (one with combined wc), separate wc and 28ft rear garden. The house is equipped with (mostly) double glazed windows, central heating, laminate flooring and offers scope for increasing the living space by extending to the rear/side and/or converting the loft space (stpp). The property is offered with no upper chain and is situated very near to Kensal Green (Zone 2 - Bakerloo Line) and Kensal Rise (London Overground) stations and the popular deli's and bar along College Road. Tenure is Freehold and the Council Tax Banding is 'E' (London Borough of Brent).



ENTRANCE LOBBY

with double glazed external door leading to inner main door and hallway.

HALLWAY

with laminate floor, understairs meter and storage cupboard, radiator.

RECEPTION 1

14'6 (to bay) x 12'0 (to alcove) (4.42m (to bay) x 3.66m (to alcove))

with double glazed windows, radiator, laminate floor, tiled fireplace and hearth, ceiling cornice.

RECEPTION 2

11'10 x 10'3 (to alcove) (3.61m x 3.12m (to alcove))

with double glazed windows, tiled fireplace and hearth, radiator, laminate floor, ceiling cornice.

KITCHEN/BREAKFAST ROOM

13'8 x 10'6 (4.17m x 3.20m)

with inset sink and drainer, wall and base cupboards, work surface, hob and oven, central heating boiler, laminate floor, tiled splashback, radiator, door to rear garden.

BATHROOM/WC

with avacado coloured suite comprising bath, pedestal wash hand basin, wc, tiled walls and floor, radiator, panelled ceiling, plumbing for washing machine.

STAIRS & LANDING

TO FIRST FLOOR

with built in landing cupboard, laminate flooring, radiator, access to loft space.

BEDROOM 1

16'0 (to alcove) x 14'6 (to bay) (4.88m (to alcove) x 4.42m (to bay))

with double glazed windows, laminate flooring, radiator, tiled fireplace, ceiling coving.

BEDROOM 2

11'10 x 10'2 (to alcove) (3.61m x 3.10m (to alcove))

with built in cupboard, period style fireplace, radiator, double glazed windows.

BEDROOM 3

11'2 x 10'5 (3.40m x 3.18m)

with laminate flooring, radiator, double glazed windows.

BEDROOM 4

7'7 x 6'4 (2.31m x 1.93m)

previously used as 2nd kitchen with enamel sink, wall and base cupboards, work surface, tiled splashback, hob and oven, double glazed windows.

BATHROOM

with bath and shower attachment, pedestal wash hand basin, tiled walls, high level cupboard, laminate flooring, radiator, double glazed windows.

SEPARATE WC

with wc.

GARDEN

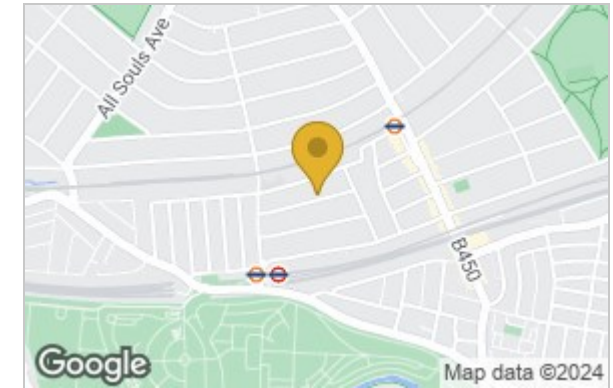
at rear 27ft approximately (visual estimate).

TENURE

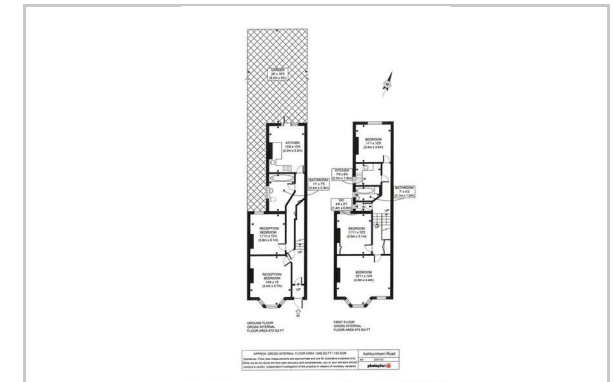
We understand that the tenure is Freehold.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

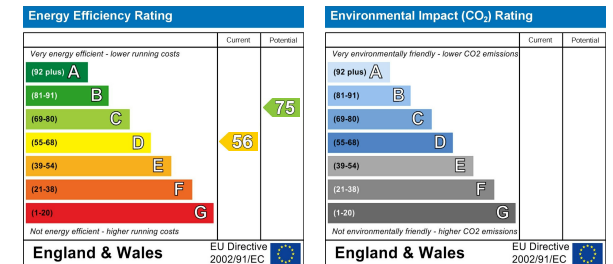
Area Map



Floor Plan



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.

97 Chamberlayne Road, London, NW10 3NN

Tel: 020 8969 0122 Email: info@wenlocktaylor.co.uk <https://www.wenlocktaylor.co.uk>