

# Wenlock & Taylor



Leigh Gardens, Kensal Rise  
London, NW10 5HN  
Price £1,195,000



# Leigh Gardens, Kensal Rise, London, NW10 5HN

Situated moments from Kensal Rise station and it's nearby array of popular cafe's/deli's and bars, this stylish and well presented extended terraced house has 3 bedrooms (one with fitted wardrobes), 16ft south facing front reception room, "feature' 23ft reception/kitchen with bi-folding doors, contemporary shower/wc, downstairs separate wc and 40ft rear garden with verandah. Measuring 1157 sq.ft (107 sq.m) approximately and with oak flooring, double glazed windows and further scope for increasing the living space by converting the loft space (stpp). Viewing is strictly by appointment. Tenure is Freehold and the Council Tax Band is 'E' (London Borough of Brent).



### ENTRANCE HALL

With period style stained glass front door and wing window leading to hall with oak flooring, radiator, ceiling coving.

### RECEPTION

With white painted timber floor, recessed chimney breast, double glazed windows, recessed chimney breast, radiator, bay radiators.

### EXTENDED RECEPTION/

### OPEN PLAN KITCHEN

Lovely bright extended room with oak flooring, radiators, spotlighting, double glazed bi-folding doors to garden, island sink with mixer and plumbing for dishwasher, modern range of base units with worktop, 4 ring gas hob, separate oven and drawers, built in utility cupboard containing plumbing for washing machine, double glazed windows.

### SEPARATE WC

With low flush wc, oak flooring, wash hand basin, folding door to meter cupboard.

### STAIRS & LANDING

TO FIRST FLOOR  
With access to loft space.

### BEDROOM 1

With double glazed windows, bay radiators, ceiling coving.

### BEDROOM 2

With floor to ceiling built in wardrobes and cupboards, double glazed windows, radiator, ceiling coving.

### BEDROOM 3

With double glazed windows, radiator.

### SHOWER/WC

With enclosed shower cubicle and 'rainfall' shower head, wash hand basin unit with cupboard under, low flush wc, frosted double glazed window, tiled walls, tiled floor, towel radiator, spotlighting.

### GARDEN

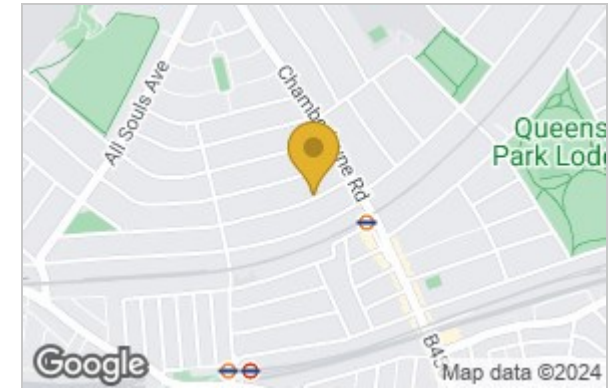
At rear 40ft approximately (visual estimate) with decked patio, lawn and flower borders.

### TENURE

We understand that the tenure is Freehold.

The operational condition of the services and appliances connected at the property

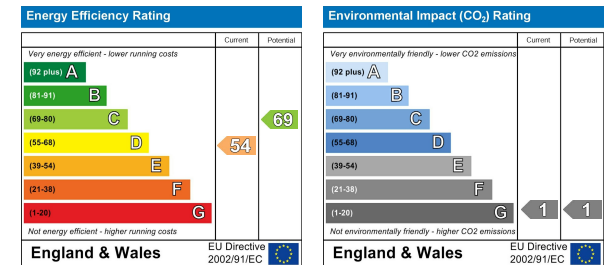
## Area Map



## Floor Plan



## Energy Efficiency Graph



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