

Wenlock & Taylor



Pember Road, Kensal Green

London, NW10 5LR

Price £415,000



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This bright and well presented 515 sq.ft (48 sq.m) approx split level First Floor converted Flat comprises 1 double bedroom, 20ft reception leading to open plan kitchen, bathroom/wc and is situated close to the popular bars/deli's along Chamberlayne Road/Kilburn Lane, Grand Union Canal walks and walking distance to the world famous Portobello Road market. The flat has double glazed sash windows, central heating, painted timber floorboards to the hall/bedroom, hardwood flooring in the reception and the tenure is Leasehold (95 years unexpired). Ground rent £200 per annum and Council Tax Band is 'C' (London Borough of Brent).



COMMUNAL ENTRANCE HALL & STAIRS TO FIRST FLOOR

radiator, cupboard containing central heating boiler, washing machine.

FLAT ENTRANCE & HALLWAY with painted timber floorboards, high level mounted cupboard, radiator.

STAIRS DOWN TO :

RECEPTION
20'7 x 16'11 (6.27m x 5.16m) with double glazed 'sash' windows, bay radiators, hardwood flooring, ceiling coving, access to :

BEDROOM
13'1 x 10'6 (3.99m x 3.20m) with double glazed sash window, painted timber floorboards, ceiling coving, radiator.

OPEN PLAN KITCHEN with inset sink and drainer, wall and base cupboards, work surface, hob and oven, tiled splashback, tiled floor, plumbing for dishwasher.

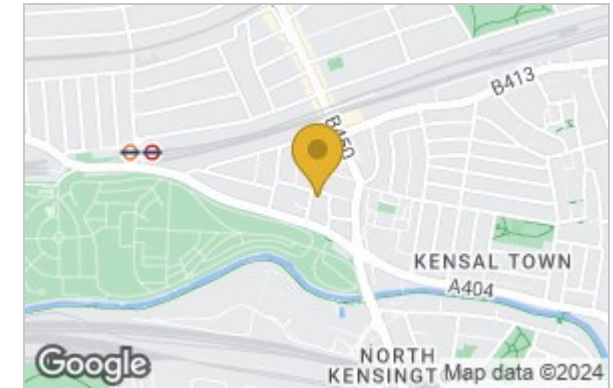
TENURE - LEASEHOLD
The tenure is Leasehold for a term of 125 years from 25th March 1994 (therefore 95 years unexpired). Ground rent £200 per annum

BATHROOM WC with white suite comprising bath and shower attachment, wash hand basin, wc, tiled walls, towel

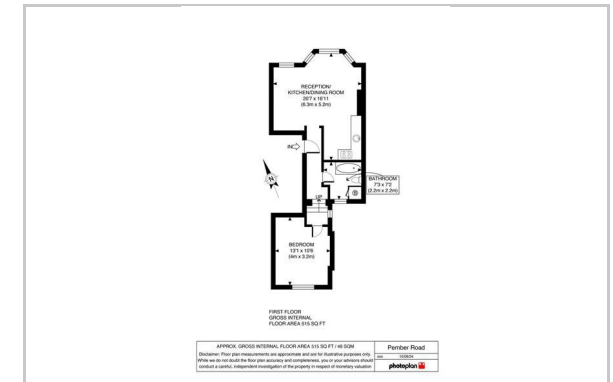
The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.



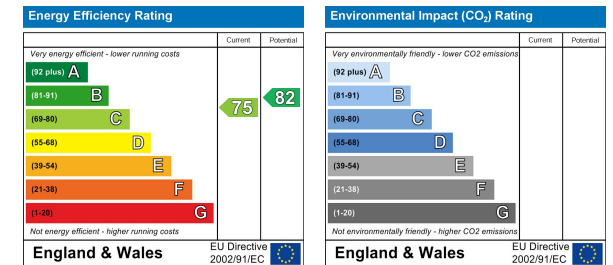
Area Map



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.

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