

Wenlock & Taylor



Chamberlayne Road, Kensal Rise

London, NW10 3JD

Price £299,950



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This very appealing, bright and airy 407 sq.ft (38 sq.m) Ground Floor extended 'Studio' apartment is an ideal London 'bolthole' for a first time purchaser, someone seeking a weekday work-base with excellent transport links to the West End/City or for rental investment. The flat is situated at the rear of a Commercial property and has a fabulous enclosed southwest facing rear patio/garden, an 'eat in' kitchen, bathroom/wc, central heating, stained timber floors, double glazed windows and is located on the doorstep of Kensal Rise's vibrant and popular bars, deli's and near to its (London Overground) station, Grand Union Canal walks and the world famous Portobello Road market. Tenure is Leasehold for a term of 151 years unexpired. Council Tax Band 'A' (London Borough of Brent).



COMMUNAL ENTRANCE

AND HALLWAY
with high level mounted electric meter.

FLAT ENTRANCE

AND HALLWAY
with stained timber floor, understairs storage cupboard, radiator.

RECEPTION/BEDROOM
18'0 x 11'4 (5.49m x 3.45m)

with stained timber and carpeted floor, entryphone, double glazed door leading to rear garden.

'EAT IN' KITCHEN
9'0 x 8'0 (2.74m x 2.44m)

with inset double bowl sink, wall and base cupboards, work surface, tiled splashback, hob and oven, central heating boiler, plumbing for washing machine, double glazed windows, stained timber floor.

BATHROOM/WC

with white suite comprising bath and shower attachment, wash hand basin, wc, tiled splashback, radiator, double glazed frosted window.

GARDEN

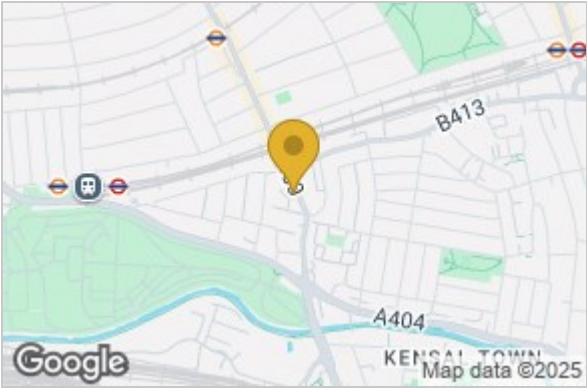
at rear, 18ft x 16ft (visual estimate) plus side return area, west facing and with raised patio/terrace with flower borders and palm tree.

TENURE

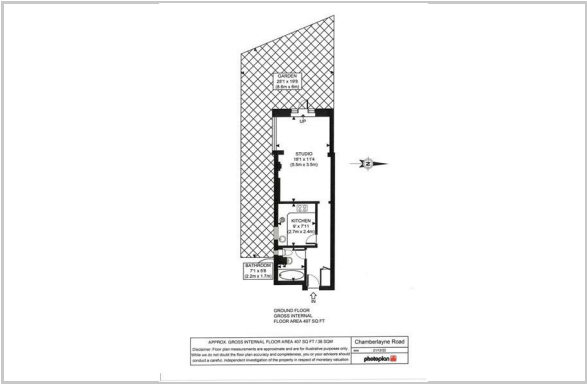
The tenure is Leasehold for a term of 189 years from 29th September 1987 (therefore 151 years unexpired).

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

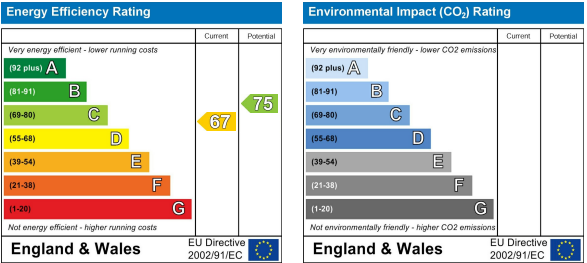
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.