

# Wenlock & Taylor



Wakeman Road, Kensal Green

London, NW10 5DH

Price £490,000





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REFURBISHMENT OPPORTUNITY. Situated close to Kensal Green (Zone 2 - Bakerloo Line) station this 715 sq.ft (66 sq.m) approx First Floor converted Flat comprises 2 bedrooms, reception, kitchen, bathroom, separate wc and is equipped with double glazed windows and central heating. The flat requires updating/refurbishment, is offered chain free and located near to the shops/bus routes along Harrow Road, Grand Union Canal walks and walking distance to the world famous Portobello Road market. Tenure is Freehold (share of) and also with a Lease running for a term of 125 years from 1981 (82 years unexpired). Council Tax Band is 'C' (London Borough of Brent).



COMMUNAL ENTRANCE LOBBY

STAIRS & LANDING

TO FIRST FLOOR

with built in landing cupboard containing electric consumer unit and gas meter, radiator, built in cupboard with hot water cylinder, access hatch to loft area.

RECEPTION

16'1 (to alcove) x 14'6 (to bay) (4.90m (to alcove) x 4.42m (to bay)) with ceiling cornice, double glazed windows, recessed chimney breast, radiator, ceiling rose.

BEDROOM 1

11'11 x 10'7 (to alcove) (3.63m x 3.23m (to alcove)) with radiator, double glazed windows.

BEDROOM 2

10'8 x 7'6 (3.25m x 2.29m) with double glazed window, radiator, built in cupboard with central heating boiler.



KITCHEN

7'9 x 7'6 (2.36m x 2.29m) with inset sink and drainer, wall and base cupboards, tiled splashback, hob and oven, work surface, double glazed window.

BATHROOM

with bath, pedestal wash hand basin, tiled splashback, half tiled wall, double glazed window.

SEPARATE WC

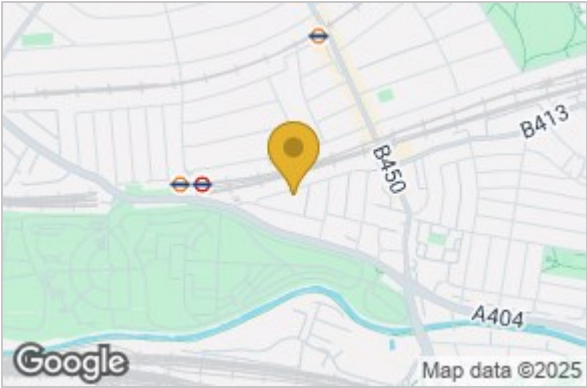
with wc, radiator, half tiled walls, double glazed window.

TENURE

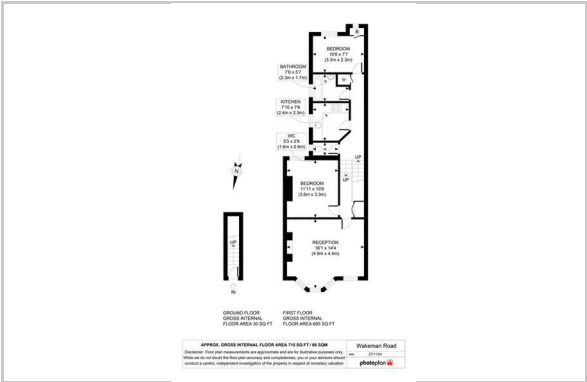
We understand that the tenure is Freehold (share of) and that there is also a Lease running for a term of 125 years from 25th March 1981 (therefore 82 years unexpired). Ground rent £10 per annum.

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

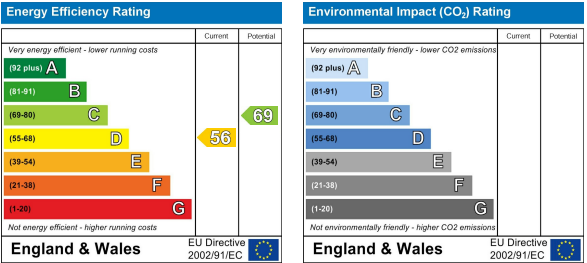
Area Map



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.