

Wenlock & Taylor

Lushington Road, Kensal Rise (Borders)
London, NW10 5UX
Price £679,950



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This substantial 894 sq.ft (83 sq.m) approx Ground Floor converted Flat comprises 3 bedrooms (one with fitted wardrobes), 16ft reception with period style fireplace, modern fitted eat-in kitchen, bathroom/wc and 45ft southeast facing rear garden. The flat is offered with no upper chain and has laminate/wood flooring, double glazed windows, period style features and has scope for increasing the living space by extending to the rear (stpp). Situated in a very popular tree-lined street near to Kind Edwards Park, Elmwood private tennis Club and walking distance to Kensal Rise, Kensal Green & Willesden Junction stations. Tenure is Freehold (share of) and Council Tax Band is 'D' (London Borough of Brent).



COMMUNAL ENTRANCE LOBBY

FLAT ENTRANCE & HALLWAY with laminate flooring, dado rail, concealed radiator, understairs cupboard, entryphone, walk-in utility cupboard housing gas meter and water tank.

RECEPTION 16'4 (to bay) x 14'1 (to alcove) (4.98m (to bay) x 4.29m (to alcove)) with period style fireplace, double glazed windows, radiator, laminate flooring, ceiling cornice.

EAT-IN KITCHEN 11'1 x 9'0 (3.38m x 2.74m) with inset sink and drainer, wall and base cupboards, marble work surface, hob and oven, tiled splashback, breakfast bar, central heating boiler, integrated dishwasher, tiled floor, double glazed door to rear garden.

BEDROOM 1 13'4 (to room door) or 10'10 x 11'4 (4.06m (to room door) or 3.30m x 3.45m) with fitted wardrobes, wood flooring, double glazed windows, ceiling coving, ceiling rose, radiator.

BEDROOM 2 9'2 x 8'1 (2.79m x 2.46m) with wood flooring, radiator, ceiling coving, double glazed windows.

BEDROOM 3 9'3 x 7'10 (2.82m x 2.39m) with radiator, wood flooring, ceiling coving, double glazed windows.

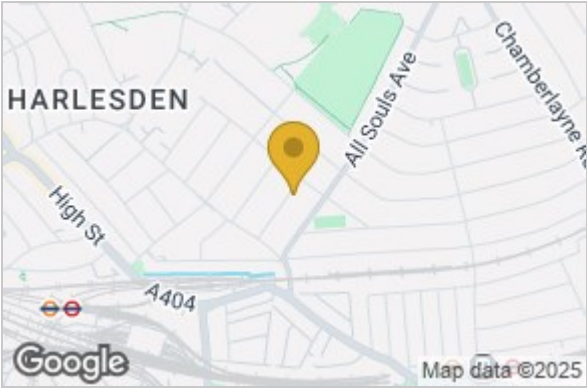
BATHROOM/WC with white suite comprising bath and shower attachment, wash hand basin in vanity unit with cupboard under, wc, towel radiator, tiled walls and floor, double glazed windows.

GARDEN at rear 45ft (visual estimate) with raised decked patio, block paved wide side return area, timber store.

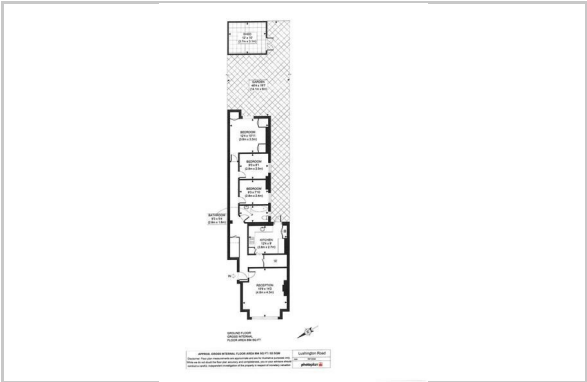
TENURE The tenure is Freehold (share of) and also with a Lease currently running for a term of 125 years from 25th March 1992 (therefore 93 years unexpired).

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

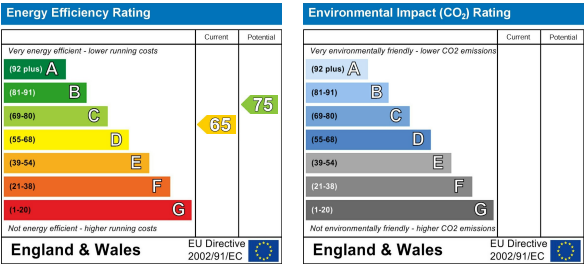
Area Map



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.