

# Wenlock & Taylor



Pember Road, Kensal Green

London, NW10 5LT

Price £615,000





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Must be viewed ! This fabulous 613 sq.ft (57 sq.m) approx Ground Floor converted Flat within a 'halls adjoining' End of Terrace Victorian style property has 2 double bedrooms (each with fitted wardrobes), contemporary style bathroom/wc and a feature 25ft reception/open plan kitchen with bifold doors leading out to a south facing rear garden. Benefits also include hardwood flooring, double glazed windows and the flat is offered Freehold (share of) and also with a Lease running for a term of 125 years from 1992 (therefore 93 years unexpired). Situated near to Kensal Green (Bakerloo Line) and Kensal Rise (London Overground) stations, popular bars and deli's along Chamberlayne Road/Kilburn Lane, Grand Union Canal walks and walking distance to the world famous Portobello Road market. Council Tax Band is 'C' (London Borough of Brent).



COMMUNAL ENTRANCE LOBBY

FLAT ENTRANCE &

HALLWAY

with hardwood flooring, understairs cupboard with plumbing for washing machine, radiator.

(REAR) RECEPTION & OPEN

PLAN KITCHEN

25'7 x 10'6 (7.80m x 3.20m)  
reception area with hardwood flooring, spotlighting, tall radiators, bifold doors leading to rear garden. Kitchen with white gloss floor and base units, double bowl sink, work surfaces, integrated fridge/freezer, Lamona microwave, Hotpoint hob and oven.

BEDROOM 1

14'6 x 12'0 (4.42m x 3.66m)  
with fitted wardrobes, hardwood flooring, double glazed windows, spotlighting.

BEDROOM 2

11'7 x 10'0 (3.53m x 3.05m)  
with fitted wardrobes and central heating boiler, hardwood flooring, double glazed door to rear garden, spotlighting.

BATHROOM/WC

with white suite comprising bath and shower attachment, rainfall shower and folding screen, wash hand basin with drawers under, wc, tiled floor and walls, double glazed windows, towel radiator.

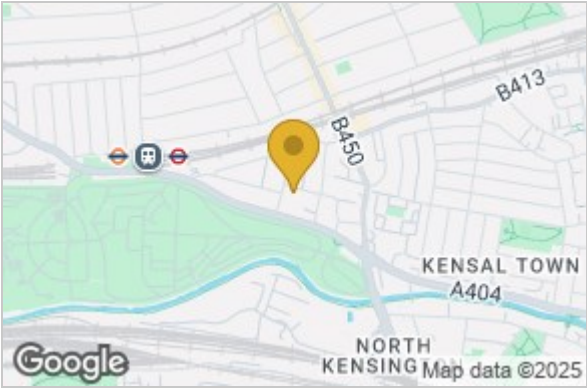
GARDEN

South facing at rear 16'4 x 16'0 approx (visual estimate) with block paving and flower borders.

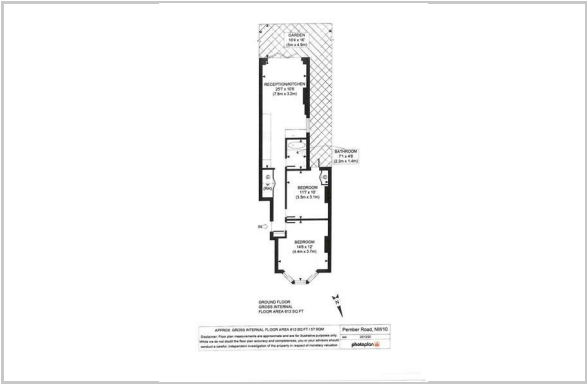
TENURE

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

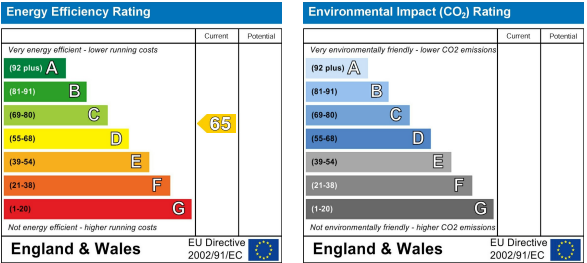
Area Map



Floor Plan



Energy Efficiency Graph



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