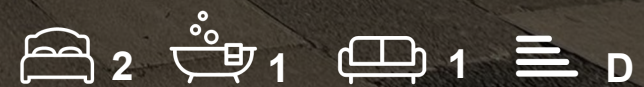


Wenlock & Taylor



Chevening Road, Queens Park
London, NW6 6DD
Price £675,000



Chevening Road, Queens Park, London, NW6 6DD

Situated in one of the premier streets within this popular and desirable area, we are delighted to offer a 905 sq.ft (84 sq.m) approx split level First & Second Floor Flat comprising 2 bedrooms, 18ft reception, kitchen/breakfast room and contemporary bathroom with separate shower cubicle. The property is equipped with double glazed sash windows, period style features/fireplace, ample storage space and located within the Queens Park Conservation area, approx 200m from the wonderful green open spaces of Queens Park and moments from the fashionable restaurants/deli's/bars and London Overground station at Kensal Rise. Tenure is Freehold (share of) and with a Lease also running for a term of 999 years from 1989 (963 years unexpired). Council Tax band is 'D' (London Borough of Brent).



COMMUNAL ENTRANCE & STAIRS TO FIRST FLOOR

FLAT ENTRANCE & HALLWAY with access hatch to rear attic, dado rail.

RECEPTION
18'2 (to alcove) x 15'9 (to bay) (5.54m (to alcove) x 4.80m (to bay)) with period style fireplace, double glazed sash windows, radiator, ceiling cornice, dado rail, access door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
12'3 x 12'3 (to alcove) (3.73m x 3.73m (to alcove)) with inset sink, granite work surface, range of white gloss wall and base cupboards, panelled splashback, built in alcove cupboards, 4 ring hob, oven and extractor hood, plumbing for washing machine, radiator, central heating boiler, ceiling cornice, double glazed sash window, tiled floor, spotlighting.

BEDROOM 1
11'10 (to alcove) x 10'1 (3.61m (to alcove) x 3.07m) with double glazed sash windows, dado rail, radiator, ceiling coving.

BATHROOM/WC
recently refurbished contemporary style bathroom with white suite comprising bath, wash hand basin with drawers under, wc, separate walk-in shower cubicle, medicine cupboard, tiled floor, double glazed sash window.

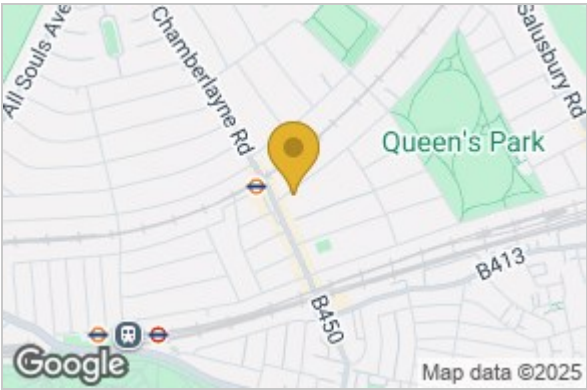
STAIRS UP TO SECOND FLOOR with storage access hatch.

BEDROOM 2
12'2 x 11'0 (3.71m x 3.35m) with double glazed window, eaves storage space, radiator.

TENURE
The tenure is Freehold (share of) and with a Lease also running for a term of 999 years from 25th December 1989 (therefore 963 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.

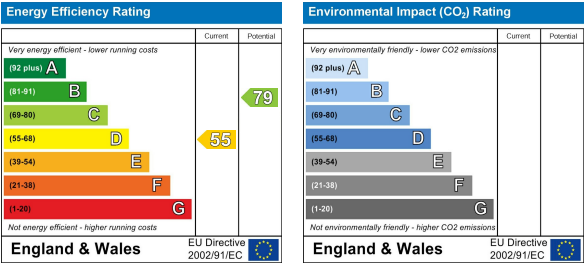
Area Map



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.