

# Wenlock & Taylor



Chevening Road, Queens Park

London, NW6 6DD

Price £675,000





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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.

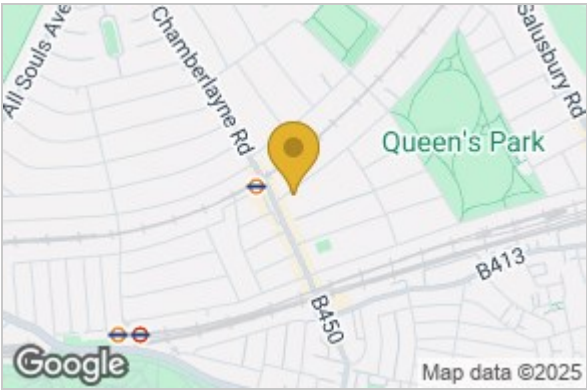
**STAIRS UP TO SECOND FLOOR** with storage access hatch.

**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.

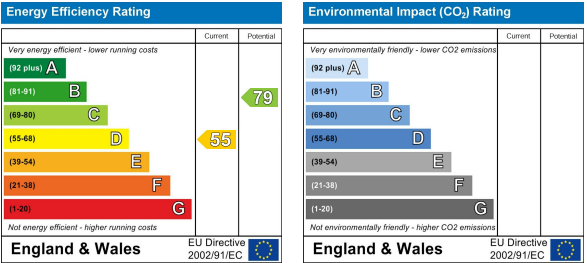
Area Map



Floor Plan



Energy Efficiency Graph



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