

# Wenlock & Taylor



Chamberlayne Road, Kensal Rise

London, NW10 3JD

Price £275,000



Chamberlayne Road, Kensal Rise, London, NW10 3JD

Situated close to Kensal Rise (Mildmay Line) station and the popular local bars, restaurants and deli's, this 471 sq.ft (44 sq.m) (lower) Second Floor converted flat (above shop premises) comprises 1 double bedroom, reception, kitchen and bathroom/wc. The property, which is offered chain-free, may suit a rental investor and has double glazed windows, laminate flooring but does require general updating. The tenure is Leasehold (86 years unexpired) Ground rent £50 per annum and annual Service Charge (15th March 2024 - 14th March 2025) is £803.14. Council Tax Band is 'B' (London Borough of Brent).



COMMUNAL ENTRANCE &

STAIRS UP TO

LOWER (REAR) SECOND FLOOR

**FLAT ENTRANCE HALL**  
with entryphone, electric consumer unit, tiled floor.

**RECEPTION**  
15'2 x 9'9 (4.62m x 2.97m)  
with built in cupboards and shelving, laminate flooring, double glazed windows.



**BEDROOM**  
15'3 x 7'11 (4.65m x 2.41m)  
double glazed windows, laminate flooring, built in cupboards and shelving.

**KITCHEN**  
15'10 x 4'10 (4.83m x 1.47m)  
with inset sink and drainer. wall and base cupboards, work surface, tiled floor, panelled

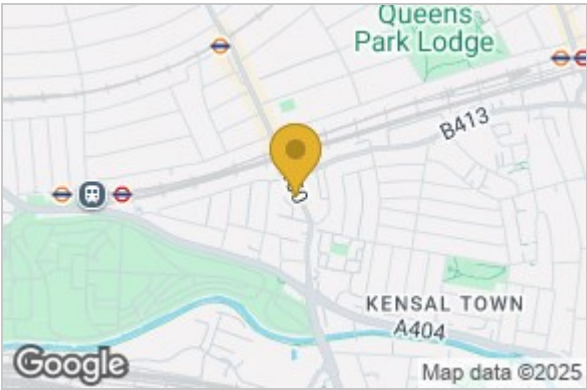
splashback, double glazed windows.

**BATHROOM/WC**  
with bath and electric shower attachment, pedestal wash hand basin, wc, built in cupboard with hot water cylinder, tiled floor, towel radiator.

**TENURE**  
The tenure is Leasehold for a term of 125 years from 25th December 1985 (86 years unexpired). Ground rent £50 per annum. Annual Service Charge (15th March 2024 - 14th March 2025) is £803.14.

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

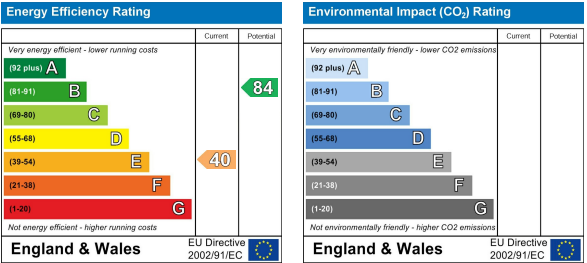
Area Map



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.