

# Wenlock & Taylor



Pember Road, Kensal Green  
London, NW10 5LR  
Price £499,950



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(Pre-current tenancy photographs shown). This impressive, bright and airy 688 sq.ft (64 sq.m) approx split-level Second (Top) Floor converted Flat has a wonderful 17ft 'open plan' central reception, 2 bedrooms (one with built in wardrobes), modern kitchen & bathroom/wc and is equipped with double glazed 'sash' windows, laminate flooring, central heating and the loft space/attic demised. The flat is situated just off Harrow Road and Chamberlayne Road, near to Kensal Green (Zone 2 - Bakerloo Line) station, popular local bars/deli's, Grand Union Canal walks and the world famous Portobello Road market. Tenure is Freehold (share of) and there is also a 988 year (unexpired) lease running. Council Tax band is 'C' (London Borough of Brent) and the flat is offered with no upper chain.



**COMMUNAL ENTRANCE & STAIRS/LANDING TO FIRST FLOOR**  
with high level mounted electric meter.

**FLAT ENTRANCE & STAIRS UP TO (LOWER) SECOND FLOOR**

**KITCHEN**  
13'9 (to room door ) or 9'0 x 8'9 (4.19m (to room door ) or 2.74m x 2.67m)  
with inset double bowl enamel sink, wood work surface, wall and base cupboards, hob and oven, plumbing for washing machine and dishwasher, laminate flooring, radiator, tiled splashback, central heating boiler, double glazed sash window.

**BATHROOM/WC**  
White suite comprising bath and shower attachment, wash hand basin with drawers under, wc, tiled walls, mirrored medicine cabinet, wood flooring, towel radiator.

**STAIRS UP TO :**  
**OPEN PLAN RECEPTION**  
17'1 (to alcove) x 12'11 (5.21m (to alcove) x 3.94m)  
with wood flooring, radiator, double glazed sash windows, doors to bedrooms, access hatch to loft space.

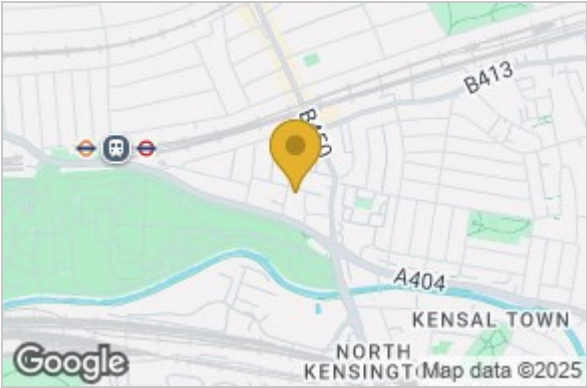
**BEDROOM 1**  
12'9 x 9'7 (to chimney breast) (3.89m x 2.92m (to chimney breast))  
with built in alcove wardrobes, wood flooring, double glazed sash windows, radiator.

**BEDROOM 2**  
13'0 x 6'2 (3.96m x 1.88m)  
with concealed radiator, wood flooring, double glazed sash windows.

**TENURE**  
We understand that the tenure is Freehold (share of) and that there is also a Lease running for a term of 999 years from 2014.

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

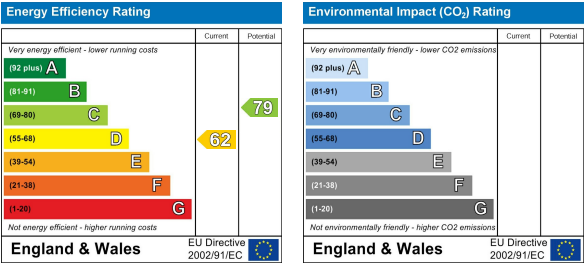
Area Map



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.