



BULLER ROAD, KENSAL GREEN
LONDON, NW10 5BS
PRICE £975,000

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BULLER ROAD, KENSAL GREEN, LONDON, NW10 5BS

VIDEO TOUR AVAILABLE. In the same family ownership for over 45 years, this is a fantastic refurbishment opportunity to acquire a chain-free Victorian style terraced house located within this quiet tree-lined small cul-de-sac near to Kensal Rise (Mildmay Line) & Kensal Green (Lioness & Bakerloo Line) stations, Grand Union Canal walks and walking distance to the world famous Portobello Road market. It's 1323 sq.ft (123 sq.m) approx of accommodation comprises 3 double bedrooms (one with built in wardrobes), 2 receptions, extended kitchen/breakfast room, bathroom/wc, shower/wc and 20ft south facing rear garden inclusive of a full width store. There is potential scope for increasing the living space by further extending to the rear/side return and/or converting the loft/attic space (stpp). Tenure is Freehold and the Council Tax Band is 'E' (London Borough of Brent).



ENTRANCE HALL

enter via porch door leading to inner main door and hallway with understairs meter and storage cupboard, ceiling coving, radiator.

RECEPTION 1

15'1 (to bay) x 12'4 (4.60m (to bay) x 3.76m) with radiator, ceiling coving.

RECEPTION 2

12'0 x 10'5 (3.66m x 3.18m) with radiator, ceiling coving.

KITCHEN/BREAKFAST ROOM

21'7 (to room door) x 9'11 (6.58m (to room door) x 3.02m)

with inset sink/drain, range of wall and base cupboards, work surfaces, tiled splashback, cooker point, integrated dishwasher, plumbing for washing machine, radiator, double glazed patio doors leading to rear garden.

SHOWER/WC

with built in shower cubicle, wash hand basin with cupboard under, wc, part tiled walls, radiator.

STAIRS & LANDING

TO FIRST FLOOR

with built in landing cupboard and radiator, access to loft space.

BEDROOM 1

16'1 (to depth of wardrobes) x 12'10 (4.90m (to depth of wardrobes) x 3.91m) with built in wardrobes and cupboards, radiator, ceiling coving.

BEDROOM 2

12'1 x 10'6 (3.68m x 3.20m) with radiator.

BEDROOM 3

13'3 x 10'1 (4.04m x 3.07m) with radiator, window access to rear balcony and parapet.

BATHROOM/WC

with corner oval bath and shower attachments, wash hand basin and surround, wc, built in cupboard containing central heating boiler, radiator, panelled ceiling.

GARDEN

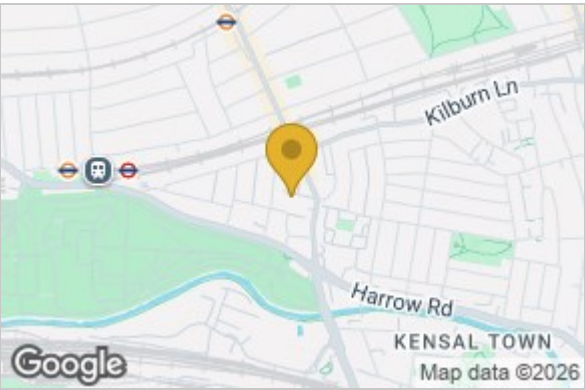
at rear 20ft x 16ft (inclusive of store depth), south facing and with full width store.

TENURE

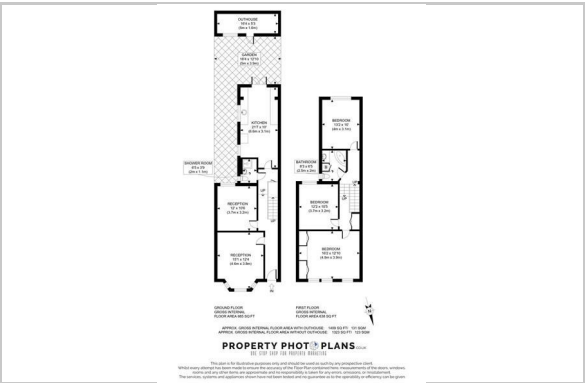
The tenure is Freehold.

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

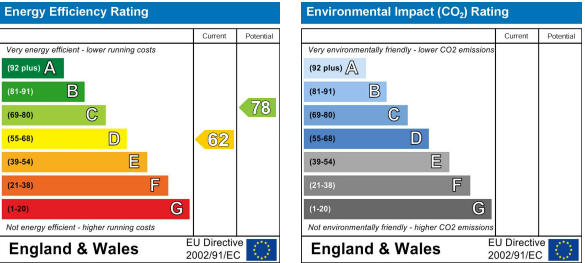
AREA MAP



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.