



CHAMBERLAYNE ROAD, KENSAL RISE

LONDON, NW10 3JR

PRICE £1,450,000



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Having been the subject of considerable expenditure and upgrading in recent years, this very impressive and extended 1719 sq.ft (160 sq.m) approx Victorian style terraced house now boasts 5 bedrooms (one with fitted wardrobes and another being a box room/study size), 3 receptions, kitchen, utility room, 2 bathroom/wc's and 26ft southwest facing rear garden. The property retains many of its period style features/fireplaces and has engineered wood flooring to the Ground Floor, double glazed windows with shutters, modern kitchen, contemporary style bathrooms and offers scope to further increase the living space by converting the loft space (stpp). This fine home is located within the Kensal Rise Conservation Area and moments from the popular deli's/bars and station at Kensal Rise. Tenure is Freehold and Council Tax Band is 'E' (London Borough of Brent).



ENTRANCE HALL
with double glazed front door leading to hallway with wood flooring, ornamental ceiling cornice and hall arch, understairs meter and storage cupboard, radiator.

RECEPTION 1
15'1 (to bay) x 14'3 (to alcove) (4.60m (to bay) x 4.34m (to alcove))
with period style fireplace, wood flooring, ceiling cornice, picture rail, double glazed windows and shutters, bay radiators, spotlighting.

RECEPTION 2
12'2 x 12'1 (to alcove) (3.71m x 3.68m (to alcove))
with wood flooring, double glazed windows and shutters, period style fireplace, built in cupboard, radiator.

RECEPTION 3/DINING ROOM
13'3 x 11'4 (4.04m x 3.45m)
with wood flooring, open access to :

EXTENDED KITCHEN
11'4 x 8'9 (3.45m x 2.67m)
with inset sink, wall and base cupboards, work surface, 5 ring hob and oven, roof light, double glazed windows and shutters and door to rear garden.

UTILITY ROOM
7'11 x 7'0 (2.41m x 2.13m)
with plumbing for washing machine, laminate floor, double glazed window and door to rear garden.

BATHROOM/WC
contemporary style with bath and shower attachment, wash hand basin, wc, tiled walls and floor, double glazed frosted window, towel radiator, spotlighting.

STAIRS & LANDING
TO FIRST FLOOR
with built in landing cupboards, access to loft spaces.

BEDROOM 1
15'3 (to bay) x 13'1 (4.65m (to bay) x 3.99m)
with double glazed windows and shutters, built in wardrobes, ceiling cornice, ceiling rose, period style fireplace.

BEDROOM 2
12'6 x 12'3 (to alcove) (3.81m x 3.73m (to alcove))
with double glazed windows and shutters, period style fireplace, radiator.

BEDROOM 3
13'1 x 11'4 (to alcove) (3.99m x 3.45m (to alcove))
with period style fireplace, double glazed windows and shutters, radiator.

BEDROOM 4
8'1 x 7'10 (2.46m x 2.39m)
with double glazed windows and shutters, radiator.

BEDROOM 5/BOX ROOM/STUDY
9'10 x 5'9 (3.00m x 1.75m)
with double glazed windows and shutters.

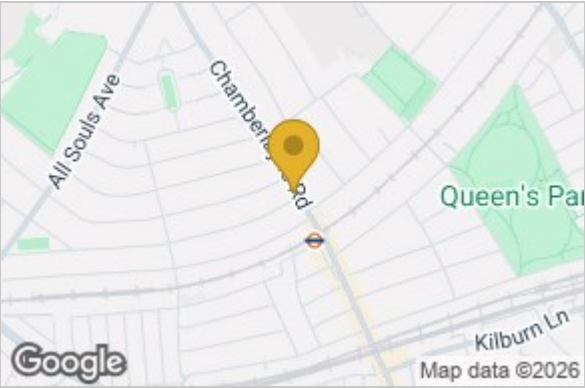
BATHROOM/WC
contemporary style with bath and shower attachment, wash hand basin, wc, tiled walls and floor, double glazed window, central heating boiler.

GARDEN
At rear 27ft approx (visual estimate) and with block paved patio, astroturf and flower borders.

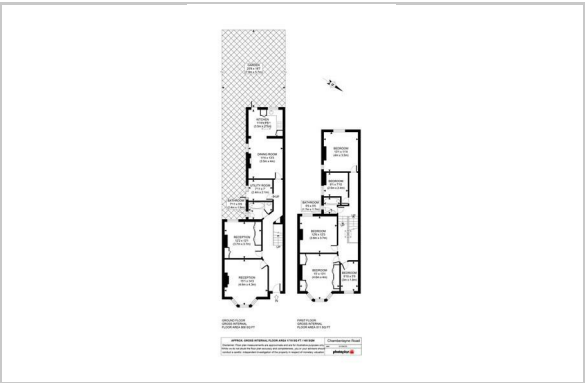
TENURE
The tenure is Freehold.

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

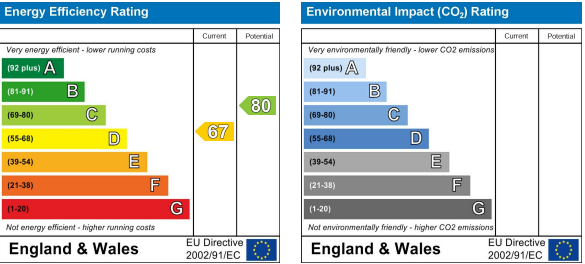
AREA MAP



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.