



RAVENSWORTH ROAD, KENSAL GREEN

LONDON, NW10 5NP

PRICE £995,000



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We are delighted to present this rear extended and loft converted 1325 sq.ft (123 sq.m) approx victorian style terraced house on three floors and comprising 4 bedrooms (2 with en-suite shower/wc's) 2 receptions (one utilised as a 5th bedroom), kitchen/dining room, bathroom/wc and rear outside space/garden. The house is offered with no upper chain, has some laminate flooring, mostly double glazed windows, central heating and is situated near to Kensal Green (Zone 2 -Lioness & Bakerloo Line) station and Harrow Road shops and bus routes into Central London. Tenure is Freehold and Council Tax Band is 'D' (London Borough of Brent).



ENTRANCE HALL

with laminate flooring, radiator, high level mounted electric meter, understairs cupboard with Ariston hot water cylinder, door to rear garden.

RECEPTION 1

11'9 x 11'8 (to alcove) (3.58m x 3.56m (to alcove)) with laminate flooring, open access to :

KITCHEN/DINING ROOM

12'3 x 9'5 (3.73m x 2.87m) with laminate flooring, inset sink/drain, wall and base cupboards, work surface, tiled splashback, hob and oven, plumbing for washing machine, central heating boiler, integrated fridge/freezer.

RECEPTION 2

14'6 x 8'5 (4.42m x 2.57m) used as bedroom 5, with radiator, double glazed windows, spotlighting.

BATHROOM/WC

with white suite comprising bath and shower attachment, pedestal wash hand basin, wc, tiled walls, tiled floor, double glazed window, spotlighting.

STAIRS & LANDING TO FIRST FLOOR

with entryphone.

BEDROOM 1

15'0 x 11'0 (4.57m x 3.61m) with radiator, spotlighting, door to en-suite shower/wc.

EN-SUITE SHOWER/WC

with built in shower cubicle, pedestal wash hand basin, wc, tiled splashback, tiled floor.

BEDROOM 2

12'0 x 9'5 (3.66m x 2.87m) with radiator.

BEDROOM 3

11'4 x 9'0 (3.45m x 2.74m) with radiator, double glazed window, spotlighting.

STAIRS UP TO SECOND FLOOR

with double glazed landing window, entryphone.

BEDROOM 4

20'0 x 8'9 (6.10m x 2.67m) with double glazed dormer and velux windows, radiator, spotlighting, door to en-suite shower/wc.

EN-SUITE SHOWER/WC

with built in shower cubicle, wash hand basin with cupboard under, wc, velux double glazed window, tiled splashback, tiled floor, towel radiator.

OUTSIDE SPACE/GARDEN

at rear 14'3 x 12'0 (visual estimate) with patio.

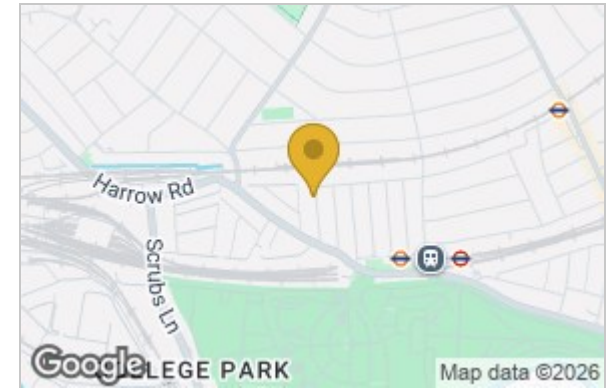
TENURE

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.



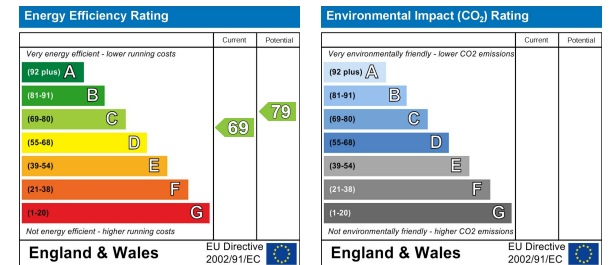
AREA MAP



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

97 Chamberlayne Road, London, NW10 3NN

Tel: 020 8969 0122 Email: info@wenlocktaylor.co.uk www.wenlocktaylor.co.uk