

**harris &**  
company

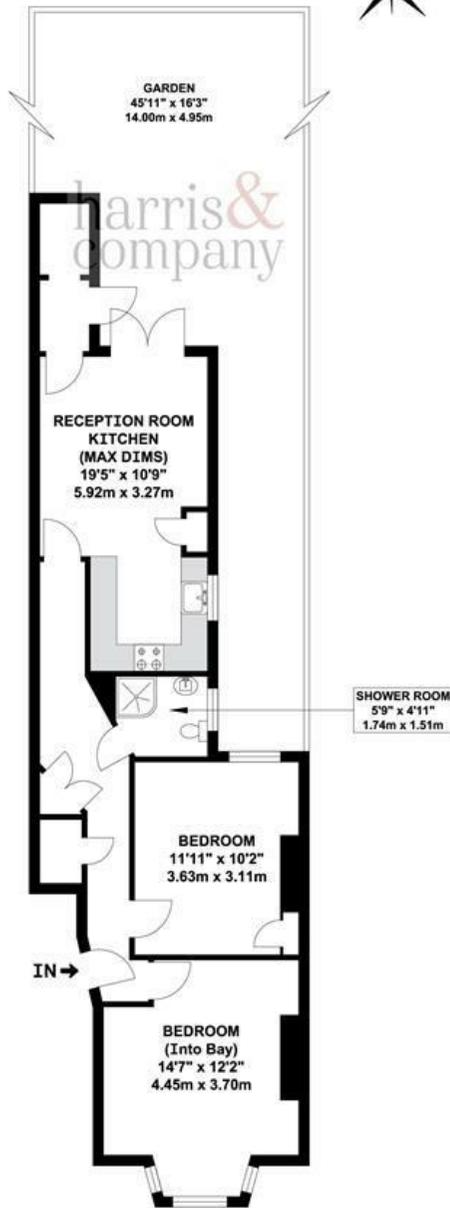


A 2 double bedroom ground floor flat, converted from a period property. The accommodation features an open plan reception / kitchen with direct access to a private south-facing garden of approximately 30ft. The property also benefits from a shower room and offers potential to extend (subject to the usual planning consents). Offered with freehold and no upper chain. This is an excellent opportunity for buyers seeking a charming home with outdoor space.

Location: Excellent access to vibrant Chamberlayne Road with its variety of popular eateries, delis and shops. Walking distance to Kensal Rise (Overground) and Kensal Green tube / BR station (Bakerloo line), bus routes with direct access to Ladbroke Grove and Central London. Walking distance to Queens Park.



BURROWS ROAD  
LONDON NW10



GROUND FLOOR FLAT

APPROX. NET FLOOR AREA 635.07 SQ. FT / 59.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

# harris & company

GROUND FLOOR FLAT  
2 DOUBLE BEDROOMS  
OPEN PLAN RECEPTION / KITCHEN  
PRIVATE GARDEN  
FREEHOLD  
CHAIN FREE

ASHBURNHAM ROAD, KENSAL RISE NW10

GUIDE PRICE: £625,000

Disclaimer: 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 Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Decent energy efficiency - higher running costs	D		
Less energy efficient - higher running costs	E		
Less energy efficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		77	78



106 Chamberlayne Road, Kensal Rise  
London NW10 3JN



info@harrisandcompany.co.uk



www.harrisandcompany.co.uk



020 8969 1333