WENLOCK & TAYLOR

HARROW ROAD, KENSAL GREEN

LONDON, NW10 5JX

PRICE £995,000

4 2 3 E

HARROW ROAD, KENSAL GREEN, LONDON, NW10 5JX

This 1397 sq.ft (130 sq.m) approx Victorian style terraced house comprises 4 bedrooms (one previously used as a kitchen), 3 receptions, kitchen, 2 shower room/wc's and 20ft rear garden. The property, which is offered with no onward chain, has laminate flooring, period style features and also lapsed planning permission for conversion to 1 x 2 bed + 1 x 3 bed flats and loft conversion. Situated within the Kensal Green Conservation Area and near to popular local cafe's/bars, Grand Union canal walks, world famous Portobello Road market and Kensal Green (Zone 2 - Lioness & Bakerloo Line) station. Tenure is Freehold and Council Tax Band is 'E' (London Borough of Brent).

ENTRANCE HALL
with laminate flooring, understairs meter cupboard, radiator.

RECEPTION 1
15'0 (to bay) x 13'0 (to alcove) (4.57m (to bay) x 3.96m (to alcove))
with laminate flooring, picture rail, ceiling cornice, radiator.

RECEPTION 2
12'6 x 11'5 (to alcove) (3.81m x 3.48m (to alcove))
with laminate flooring, radiator.

RECEPTION 3
12'0 x 9'9 (3.66m x 2.97m)
with laminate flooring, radiator.

KITCHEN
9'4 x 7'9 (to sink recess) (2.84m x 2.36m (to sink recess))
with sink and drainer, wall and base cupboards, work surface, tiled splashback, plumbing for washing machine, tiled floor, door to rear garden, central heating boiler.

SHOWER/WC
with corner shower cubicle, pedestal wash hand basin, wc, towel radiator.

STAIRS & LANDING TO FIRST FLOOR
with access to loft space, laminate flooring, electric consumer unit.

BEDROOM 1
13'0 (to bay) x 12'5 (to alcove) (3.96m (to bay) x 3.78m (to alcove))
with period style fireplace, laminate flooring.

BEDROOM 2
12'5 x 11'5 (to alcove) (3.78m x 3.48m (to alcove))
with period style fireplace, laminate flooring, built in cupboard.

BEDROOM 3
12'11 x 11'6 (to alcove) (3.94m x 3.51m (to alcove))
with tiled fireplace, recessed cupboard, built in cupboard, laminate flooring.

BEDROOM 4
11'1 x 6'0 (3.38m x 1.83m)
used as kitchen with sink/drainer, wall and base cupboards.

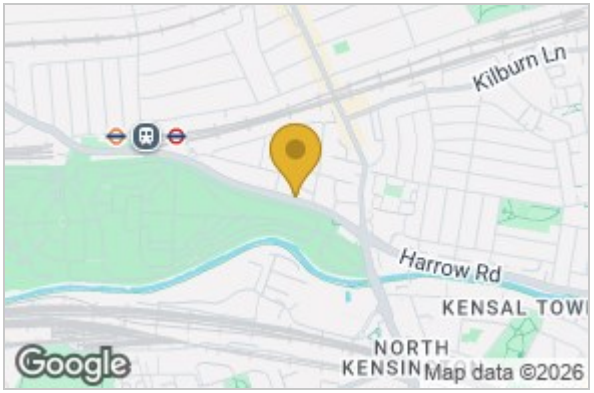
SHOWER/WC/UTILITY
with built in shower cubicle, wash hand basin and cupboard under, wc, plumbing for washing machine.

GARDEN
at rear 20ft x 19ft (visual estimate).

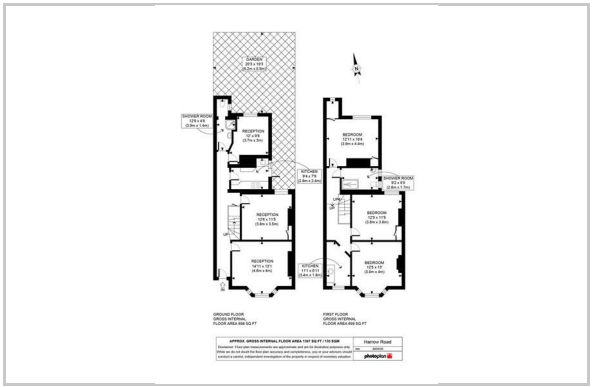
TENURE
The tenure is Freehold.

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

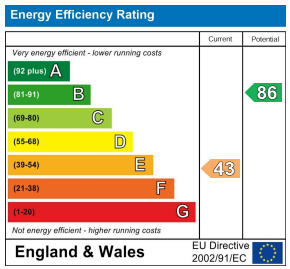
AREA MAP

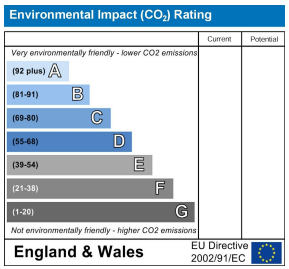


FLOOR PLAN



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.

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