



ASHBURNHAM ROAD, KENSAL RISE

LONDON, NW10 5SA

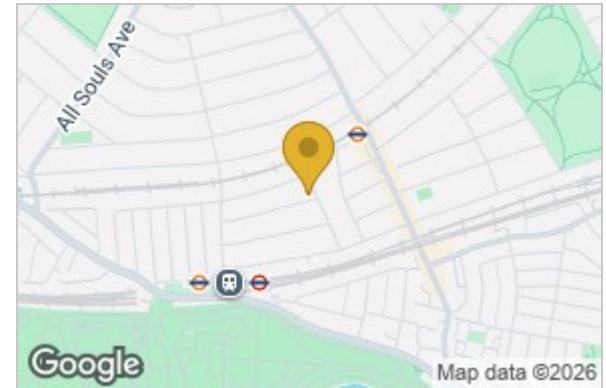
PRICE £625,000

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ASHBURNHAM ROAD, KENSAL RISE, LONDON, NW10 5SA

We are delighted to offer this 706 sq.ft (66 sq.m) approx Ground Floor converted Flat comprising 2 bedrooms (one with fitted wardrobes), south facing reception room, kitchen, bathroom/wc, conservatory/dining room and 25ft rear garden. The flat is offered with no upper chain and has period style features/fireplaces, double glazed windows, laminate flooring and offers scope to increase the floor space by extending into the rear/side return (sttp). Situated in a very popular tree-lined street close to Kensal Green (Lioness & Bakerloo Line) and Kensal Rise (Mildmay Line) stations. Tenure is Leasehold (new Lease to be granted of 999 years) and the Council Tax Band is 'D' (London Borough of Brent).

## AREA MAP



### COMMUNAL ENTRANCE LOBBY

**FLAT ENTRANCE & HALLWAY** with laminate flooring, radiator, understairs meter and storage cupboard.

### RECEPTION

14'9 (to bay) x 12'1 (to alcove) (4.50m (to bay) x 3.68m (to alcove))

south facing reception room with laminate flooring, double glazed windows, period style fireplace, ceiling cornice, picture rail.

### BEDROOM 1

11'9 (to depth of wardrobes) x 10'4 (3.58m (to depth of wardrobes) x 3.15m)

with built in wardrobes and 'pull down' bed, period style fireplace, laminate flooring, radiator, ceiling cornice, picture rail, radiator, double glazed door to rear garden.

### BEDROOM 2

9'10 x 7'6 (3.00m x 2.29m)

with laminate flooring, double glazed windows, radiator.

### KITCHEN

8'2 x 7'0 (2.49m x 2.13m)

with inset sink and drainer, wall and base cupboards, work surface, hob

and oven, plumbing for washing machine, radiator, central heating boiler, double glazed window.

### BATHROOM/WC

with white suite comprising bath and shower attachment, pedestal wash hand basin wc, tiled walls, spotlighting, radiator, mirrored medicine cabinet.

### CONSERVATORY/DINING ROOM

9'8 x 9'7 (2.95m x 2.92m)

with double glazed windows and door to rear garden, radiator, laminate flooring.

### GARDEN

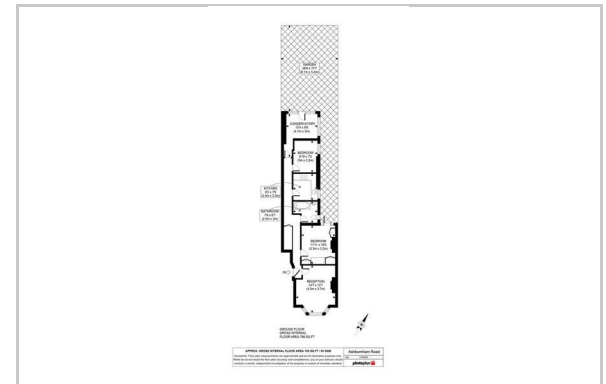
at rear 25ft (visual estimate).

### TENURE

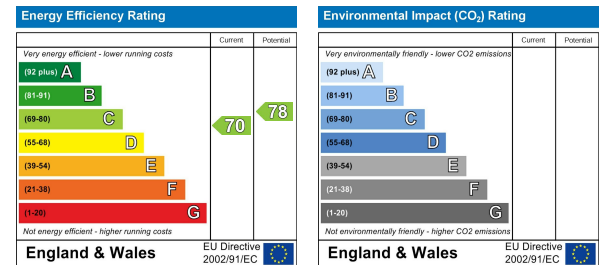
The tenure is Leasehold with a new Lease to be granted for a term of 999 years.

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

## 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