WENLOCK & TAYLOR

KESLAKE ROAD, QUEENS PARK

LONDON, NW6 6DL

PRICE £1,725,000

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KESLAKE ROAD, QUEENS PARK, LONDON, NW6 6DL

A PRIME QUEENS PARK REFURBISHMENT/DEVELOPMENT OPPORTUNITY. Situated virtually a stone's throw from the beautiful park, we are delighted to offer this 1643 sq.ft (143 sq.m) approx Victorian style terraced house which has been converted into two self-contained flats, each comprising 2 double bedrooms, reception, kitchen, bathroom/wc and a 35ft garden to the rear. The property offers scope to further increase the living space by extending to the rear, converting the loft space and/or re-conversion back to a 4-5 bedroom family home (all stpp). Located near the popular bar's/deli's along both Salusbury Road, Queens Park and Chamberlayne Road, Kensal Rise, this is an exceptional opportunity for a discerning buyer to put their own stamp on a Queens Park property. Tenure is Freehold. Council Tax Bands are 'D' (each flat) (London Borough of Brent).

ENTRANCE LOBBY

GROUND FLOOR FLAT ENTRANCE HALL
with laminate flooring, high and low level cupboards, radiator.

RECEPTION
15'3 (to bay) x 13'1 (to alcove) (4.65m (to bay) x 3.99m (to alcove))
with laminate flooring, picture rail, ceiling cornice, radiator.

BEDROOM 1
12'10 x 10'10 (to alcove) (3.91m x 3.30m (to alcove))
with built in wardrobe, ceiling cornice, picture rail, radiator.

BEDROOM 2
11'2 x 11'0 (to recess) (3.40m x 3.35m (to recess))
with radiator.

KITCHEN
9'10 x 7'6 (3.00m x 2.29m)
with sink/drainer, wall and base cupboards, work surface, tiled splashback, hob and oven, central heating boiler, tiled floor, radiator, door to rear garden.

BATHROOM/WC
with white suite comprising bath and shower attachment, pedestal wash hand basin, wc, tiled floor, part tiled walls, mirrored medicine cabinet, radiator, radiator, double glazed window.

ENTRANCE, STAIRS & LANDING TO FIRST FLOOR FLAT
with built in landing cupboard, picture rail, access to loft spaces.

RECEPTION (2)
17'0 (to alcove) x 15'1 (to bay) (5.18m (to alcove) x 4.60m (to bay))
with period style fireplace, ceiling cornice, picture rail, radiator.

BEDROOM (3)
12'10 x 11'0 (to alcove) (3.91m x 3.35m (to alcove))
with radiator.

BEDROOM (4)
11'2 x 10'10 (to recess) (3.40m x 3.30m (to recess))
with radiator.

KITCHEN (2)
10'5 x 7'0 (3.18m x 2.13m)
with inset sink and drainer, wall and base cupboards, work surface, tiled splashback, hob and oven, larder cupboard, tiled floor, central heating boiler.

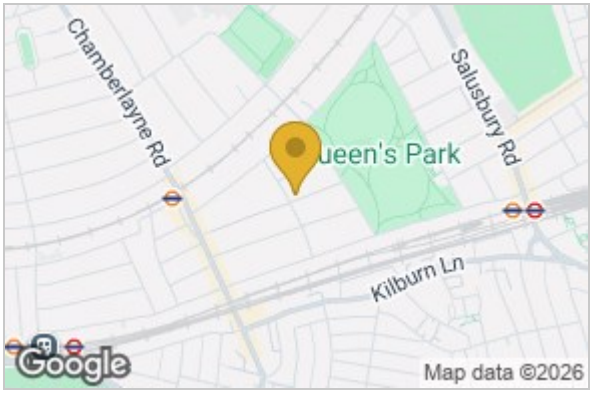
BATHROOM/WC (2)
with white suite comprising bath and shower attachment, wash hand basin with cupboard under, wc, tiled walls,and floor, radiator.

GARDEN
at rear 35ft (visual estimate) with paved patio.

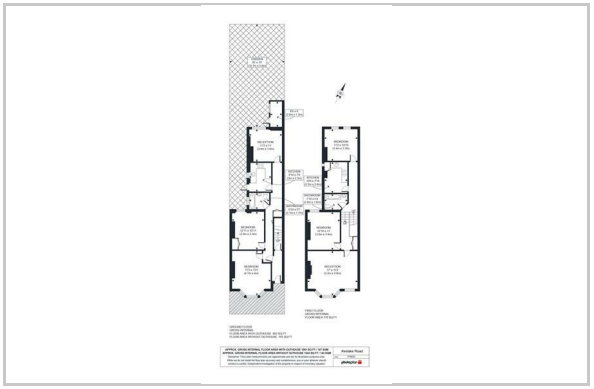
TENURE
The tenure is Freehold.

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

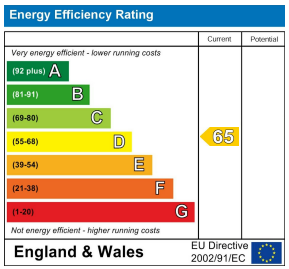
AREA MAP

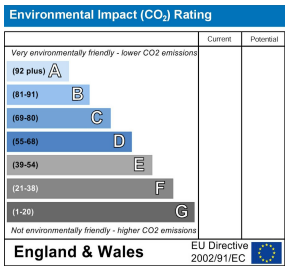


FLOOR PLAN



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

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