

Leigh Gardens, Kensal Rise London, NW10

Abacus are pleased to offer this 1930's three bedroom semi detached family home ideally located just off Chamberlayne Road only minutes walk to local shops, cafes and popular restaurants of Kensal Rise. The house is in need of modernisation and offers spacious accommodation, having already been extended in some areas, the property consists of a through lounge and dining room leading to conservatory and Private 40ft rear garden . Separate fitted kitchen with breakfast area. Three bedrooms upstairs plus family bathroom, separate WC, Loft Space (with potential to extend -stpp). Private off- street parking. The property is also positioned only minutes walk to both Kensal Rise overground station and Kensal Green Tube (Bakerloo Line). VACANT Possession.



£1,195,950 Freehold

303 West End Lane • West Hampstead • London NW6 1RD
103 Chamberlayne Road • Kensal Rise • London NW10 3NS

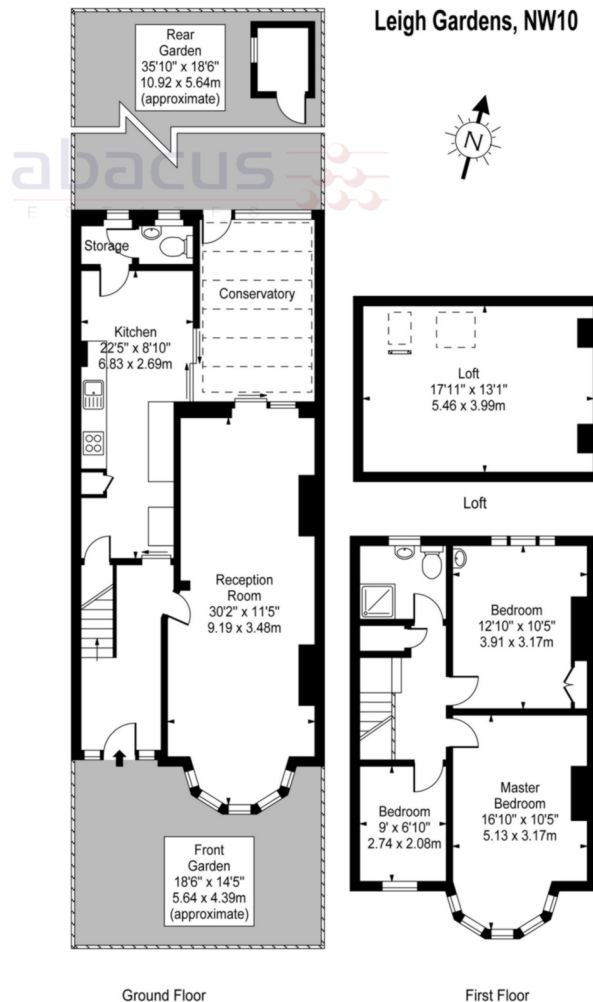
T: 020 7431 3777 **F:** 020 7431 9777 **E:** info@abacusestates.com **W:** www.abacusestates.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor

First Floor

Approx Gross Internal Area **1270 Sq Ft - 117.98 Sq M**
(Excluding Loft Area)

Approx Floor Area Including Loft Area **1504 Sq Ft - 139.72 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.24461

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates

OPEN MON-FRI 8.00AM TO 7.00PM

SAT - 9.30AM TO 4.00PM

SUN - BY PRIOR APPOINTMENT

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

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