



Ridley Road, Kensal Rise Borders, NW10

Guide Price £645,000 Leasehold

A beautifully presented three-bedroom first-floor apartment set within an attractive period property, offering over 1,000 sq ft of well-proportioned accommodation. The property features a spacious kitchen/diner, a private terrace and access to a shared garden, providing an excellent combination of generous living space and desirable outdoor areas. This charming flat is ideal for buyers looking for a home in one of North West London's most desirable pockets. 125 year lease.

Location

Situated on Ridkey Road, the property enjoys excellent access to King Edward VII Park and Elm Wood Tennis Courts. The vibrant Chamberlayne Road is also within easy reach, offering a fantastic selection of independent eateries, boutique shops and local amenities. Transport links are well catered for, with Willesden Junction providing Underground and Overground services, including the Bakerloo line, offering convenient connections into Central London and beyond.





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 agreeing the sale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
61		
England & Wales		EU Directive 2002/91/EC

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