



ST MARGARETS ROAD, KENSAL GREEN
LONDON, NW10 5PX
PRICE £1,095,000

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A very tastefully and well presented 1420 sq.ft (132 sq.m) approx Victorian style terraced house with 3 double bedrooms (one with access to a terrace/balcony), 278 sq.ft open attic/loft room, two intercommunicating receptions, kitchen/dining room, bathroom, 2 separate wc's and rear patio/garden. This fine home has a lovely 'rural/country' feel to it and retains many period style features/fireplaces, stripped and stained/painted timber floors/room doors and is situated very near to Kensal Green (Zone 2 - Lioness & Bakerloo Line) and Kensal Rise (Mildmay Line) stations. The tenure is Freehold and Council Tax Band is 'D@' (London Borough of Brent). Viewing is strongly recommended.



ENTRANCE HALL
with high level mounted cupboard containing electric meter, radiator, dado rail, ceiling cornice, strip/stained timber floor, understairs storage cupboards.

RECEPTION 1
13'0 (to bay) x 11'10 (to alcove) (3.96m (to bay) x 3.61m (to alcove))
with period style fireplace, strip wood/stained timber floor, ceiling cornice, picture rail, hardwood separating doors leading to :

RECEPTION 2
10'6 x 9'6 (to alcove) (3.20m x 2.90m (to alcove))
with period style mirrored fireplace, strip wood/stained timber floor, radiator, door to rear garden.

KITCHEN/DINING ROOM
20'3 x 10'0 (6.17m x 3.05m)
Lovely, 'rural/country style' kitchen with beamed ceiling, butler sink, base cupboards with wood worktop, rangemaster cooker, brick chimney breast, tiled splashback, central heating boiler, steel radiator, strip/stained timber floor, door to rear garden.

SEPARATE WC
with wc, part panelled walls, strip wood floor.

STAIRS & LANDING TO FIRST FLOOR
with white painted timber floor and balustrade, dado rail, stairs up to open attic/loft room.

BEDROOM 1
15'3 (to alcove) x 13'0 (4.65m (to alcove) x 3.96m)
with period style fireplace, strip/stained timber floor, period style fireplace, picture rail, ceiling cornice, bay window storage seat, low level alcove cupboards and shelving, strip wood room door.

BEDROOM 2
10'10 x 9'6 (to alcove) (3.30m x 2.90m (to alcove))
with period style fireplace, strip/stained timber floor, picture rail, built in cupboard, double glazed window, radiator.

BEDROOM 3
11'0 x 10'0 (to alcove) (3.35m x 3.05m (to alcove))
with period style fireplace, strip/stained timber floor, double glazed windows, radiator, door to rear terrace/balcony.

REAR BALCONY/TERRACE
8'0 x 3'0 (visual estimate).

BATHROOM
with bath, wash hand basin with tiled surround and cupboard under, tiled splashback, tiled floor, radiator, strip wood room door.

SEPARATE WC
with wc, tiled walls, tiled floor, strip wood room door.

STAIRS UP TO :

OPEN ATTIC/LOFT ROOM
15'5 x 12'11 (4.70m x 3.94m)
with eaves cupboards, period style fireplace, double glazed velux window, timber floor.

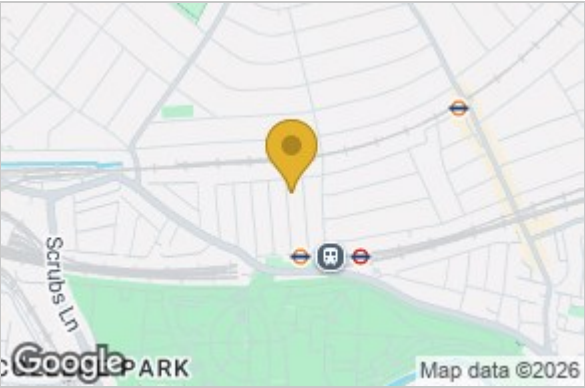
The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

REAR GARDEN/PATIO
at rear 15ft x 11ft (visual estimate) with paved patio, brick barbeque area.

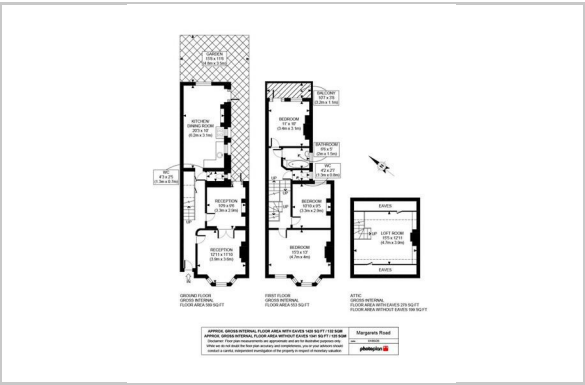
TENURE
The tenure is Freehold.

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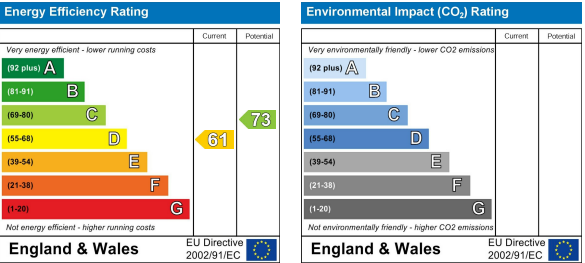
AREA MAP



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.