WENLOCK & TAYLOR

LEIGHTON GARDENS, KENSAL RISE

LONDON, NW10 3PX

PRICE £549,950

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LEIGHTON GARDENS, KENSAL RISE, LONDON, NW10 3PX

Situated in one of the most popular tree-lined streets in Kensal Rise, this 700 sq.ft (65 sq.m) approx First Floor Flat comprises 2 double bedrooms, 16ft reception, kitchen, bathroom/wc and an unconverted loft space. The flat is equipped with double glazed windows, central heating, period style fireplace and is offered with no upper chain. Located close to the vibrant bars/deli's along College Road & Chamberlayne Road and near to Kensal Rise (Mildmay Line) and Kensal Green (Lioness & Bakerloo Line) stations. Tenure is Leasehold (159 years unexpired) and Council Tax Band is 'D' (London Borough of Brent).

COMMUNAL ENTRANCE LOBBY

STAIRS & LANDING TO FIRST FLOOR
with dado rail, built in landing cupboard, radiator, access hatches to loft spaces.

RECEPTION
16'1 (to alcove) x 14'4 (to bay) (4.90m (to alcove) x 4.37m (to bay))
with bay radiators, period style fireplace, double glazed windows.

BEDROOM 1
11'6 x 10'1 (to alcove) (3.51m x 3.07m (to alcove))
with double glazed windows, radiator.

BEDROOM 2
14'3 (to room door) or 11'0 x 10'9 (4.34m (to room door) or 3.35m x 3.28m)
with double glazed windows, radiator.

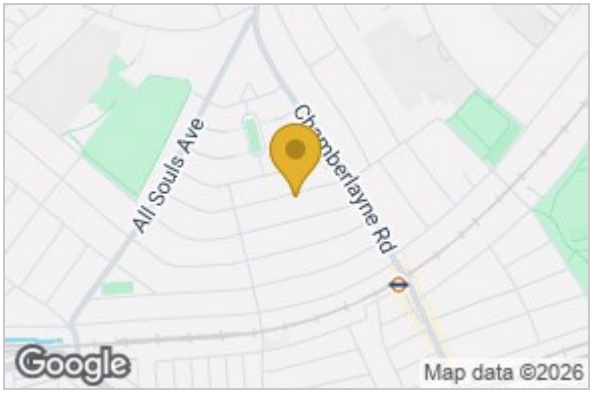
KITCHEN
7'8 x 6'7 (2.34m x 2.01m)
with sink/drainer, wall and base cupboards,tiled splashback, hob and oven, plumbing for washing machine, central heating boiler.

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

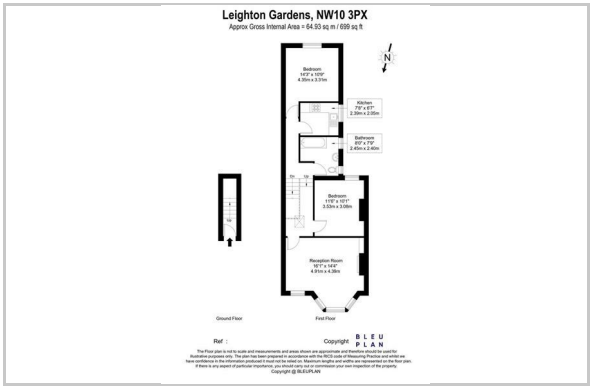
TENURE - LEASEHOLD
The tenure is Leasehold and is offered with an extended Lease (subject to completion of agreed negotiations) of 189 years from 29th September 1996 (therefore 159 years unexpired).

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

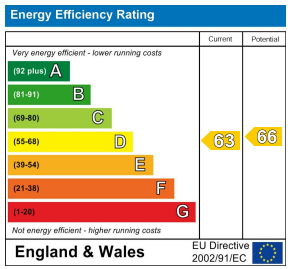
AREA MAP

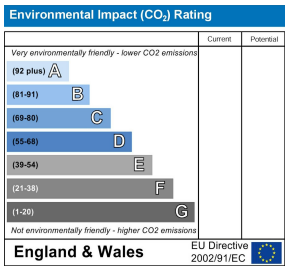


FLOOR PLAN



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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