



The Vabel | Kensal Rise | London | NW10

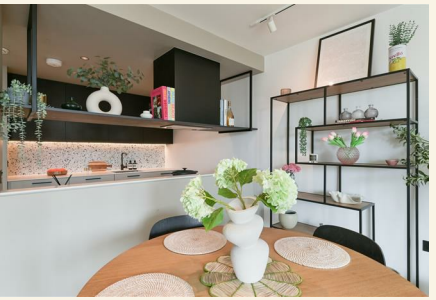
Asking Price - £475,000



- One bedroom
- One bathroom
- Private balcony
- Modern development

Located within a secure and stylish modern development, this attractive second-floor apartment offers well designed one bedroom living, complemented by a south west facing balcony that enjoys plenty of natural light. The interior has been finished to a high standard, featuring a spacious open-plan kitchen and living area, as well as generous integrated storage throughout. The property is offered to the market with no onward chain.






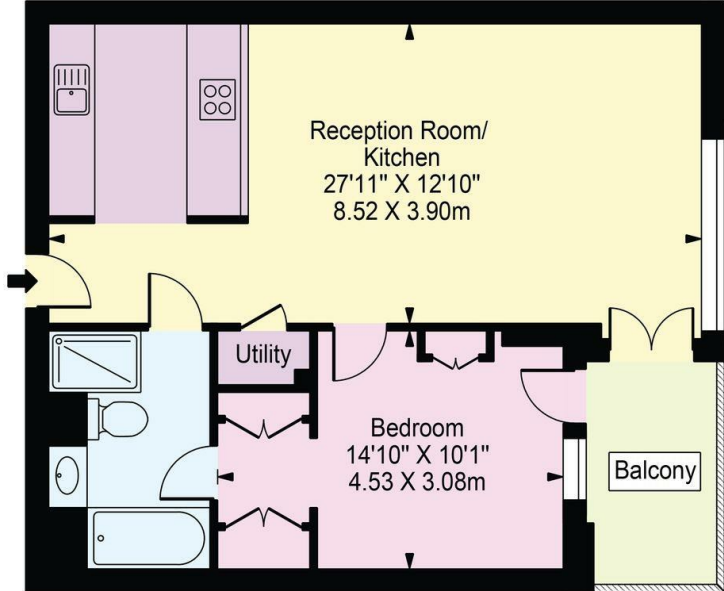
Positioned along Harrow Road, the apartment is ideally placed for easy access to the vibrant neighbourhoods of Kensal Rise, Maida Vale, Notting Hill and Paddington, all of which provide an excellent selection of cafés, restaurants, shops and local amenities. The open green spaces of Queen's Park are also nearby. Convenient transport options include Kensal Rise (Overground), Kensal Green (Bakerloo and Overground) and Ladbroke Grove (Circle and Hammersmith & City lines).



## The Vabel

Approx. Gross Internal Area  
54.45 sq m / 586 sq ft





**Second Floor**  
For Illustration Purposes Only

This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract. 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.

Council Tax Band    EPC Rating **B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(14-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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