



BURROWS ROAD, KENSAL GREEN  
LONDON, NW10 5SJ  
PRICE £650,000

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Wenlock  
& Taylor

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Situated moments from Kensal Green (Bakerloo & Lioness Line) & Kensal Rise (Mildmay Line) stations and in one of the premier streets within the local area, this 637sq.ft (59sq.m) Ground Floor converted Flat comprises 2 double bedrooms (with fitted wardrobes), contemporary style bathroom/wc and feature (rear) 20ft reception/open plan kitchen with bifold doors opening out to the 30ft south facing rear garden. The flat retains many of its period style features, has strip wood timber flooring, double glazed windows (to rear) and also has (now lapsed) planning permission granted for a rear/side return extension. The tenure is Freehold (share of) with a Lease also running with an unexpired term of 91 years (agreement in place to extend to 999 years). Council Tax Band is 'D' (London Borough of Brent).



COMMUNAL ENTRANCE LOBBY

FLAT ENTRANCE & HALLWAY with understairs cupboard and plumbing for washing machine, period style coloured tiled hall floor, low level cupboard with electric consumer unit.

BEDROOM 1 14'6 (to bay) x 12'2 (to alcove) (4.42m to bay) x 3.71m (to alcove)) with wood block flooring, fitted wardrobes, recessed brick chimney breast, ceiling cornice, ceiling rose, picture rail, strip wood room door.

BEDROOM 2 11'10 x 10'2 (to alcove) (3.61m x 3.10m (to alcove)) with strip wood floor, double glazed windows, fitted wardrobe, ceiling cornice, ceiling rose, tall radiator, strip wood room door.

BATHROOM/WC with white suite comprising bath and shower attachments, wash hand basin with cupboard under, wc, towel radiator, tiled floor, double glazed window.

(REAR) RECEPTION &

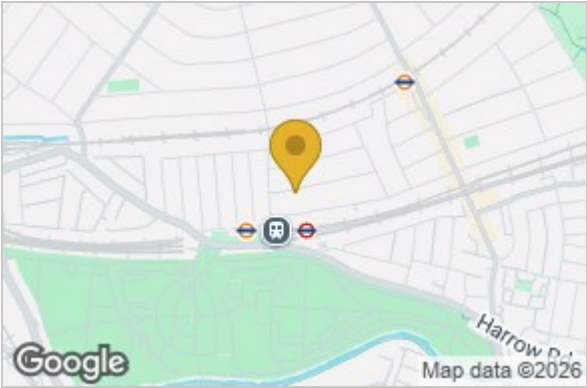
OPEN PLAN KITCHEN 17'5 x 10'7 (5.31m x 3.23m) with strip wood flooring, kitchen with large enamel sink, modern range of gloss wall and base cupboards, work surface, 4 ring gas hob and separate oven, integrated fridge/freezer, bifold doors leading out to :

GARDEN at rear, 30ft (visual estimate), south facing and with decked patio.

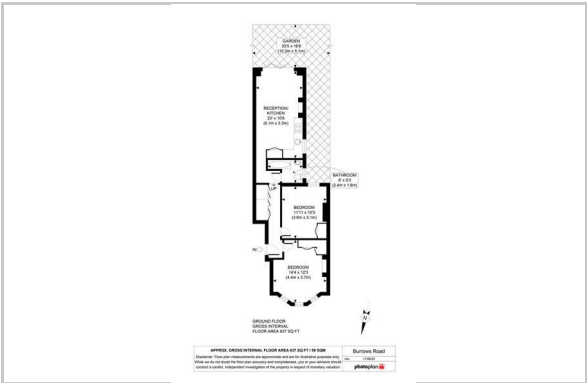
TENURE The tenure is Freehold (share of) and there is also a Lease currently running for a term of 125 years from 24th June 1991 (therefore 91 years unexpired). Agreement in place to extend to 999 years.

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

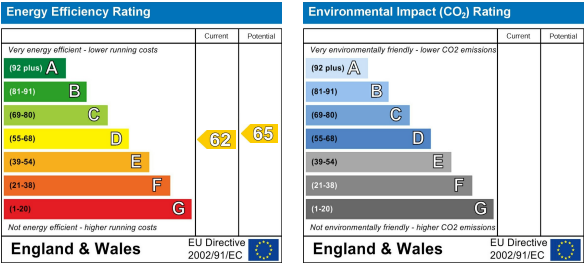
AREA MAP



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.