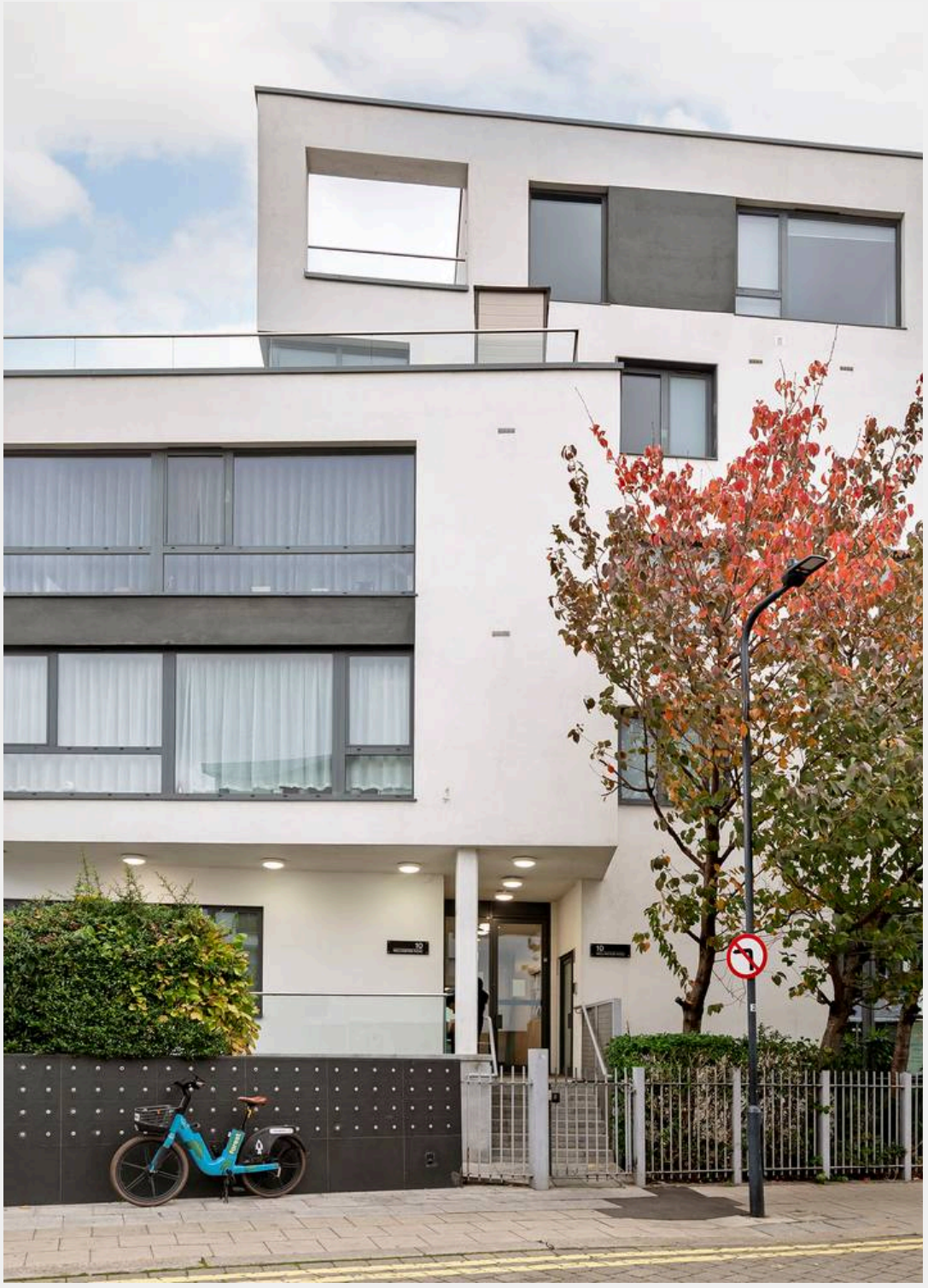


RIGBY & MARCHANT

“A wonderfully bright two bedroom apartment in Kensal Rise, NW10, offering generous lateral living space, a substantial private roof terrace and far reaching views across London's rooftops with lift access and secure allocated parking.”



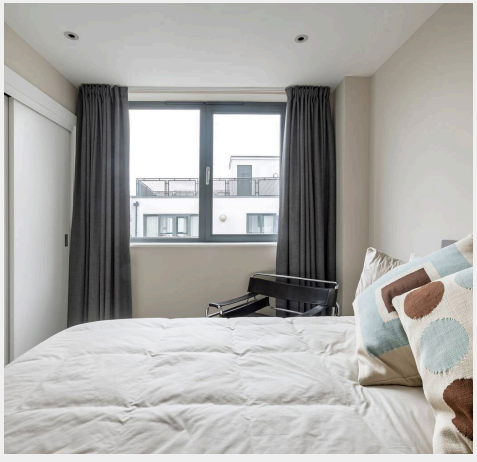
Wellington Road, Kensal Rise, NW10

In Excess of £700,000

RIGBY & MARCHANT









A wonderfully bright and spacious two bedroom apartment in Kensal Rise, with generous lateral living space, a private roof terrace and far reaching views across the rooftops of North West London.

Positioned on the upper floor of an attractive contemporary development, the apartment has an immediate sense of light and openness. Large windows frame the surrounding skyline, while the elevated position provides a wonderful feeling of space, with expansive views and seemingly endless sky. The property further benefits from 2 secure underground parking spaces beneath the building.

The principal living space is particularly appealing, with a generous open plan reception, dining area and contemporary kitchen arranged around a central island. Full height glazing draws natural light into the room and opens directly onto the substantial private terrace, creating a natural extension of the living space and an inviting setting for outdoor dining or simply enjoying the views.

The two double bedrooms are well proportioned and thoughtfully arranged away from the reception space. The principal bedroom benefits from fitted storage and an ensuite shower room, while a separate family bathroom serves the second bedroom.

The apartment forms part of a well maintained, modern development of manageable scale, with lift access and the considerable convenience of an allocated parking space within a secure gated car park.

Combining bright, well balanced accommodation with an unusually open outlook and generous outdoor space, this is an appealing contemporary home in one of North West London's most vibrant neighbourhoods.

Wellington Road is ideally positioned between Kensal Rise and Kensal Green, with the independent shops, cafés, restaurants and lively neighbourhood bars of Chamberlayne Road and College Road close by.

The area has a distinctive creative character, with popular local destinations including Parlour, The Chamberlayne and The Island, while the independent boutiques and restaurants of Golborne Road and Portobello Road are also within easy reach.

Queen's Park provides beautiful green space, tennis courts and a popular farmers' market, while Kensal Green station offers Bakerloo line and Overground services, with further Overground connections from Kensal Rise.

The combination of excellent local amenities, independent restaurants and convenient transport links makes this a particularly attractive place to enjoy London life.

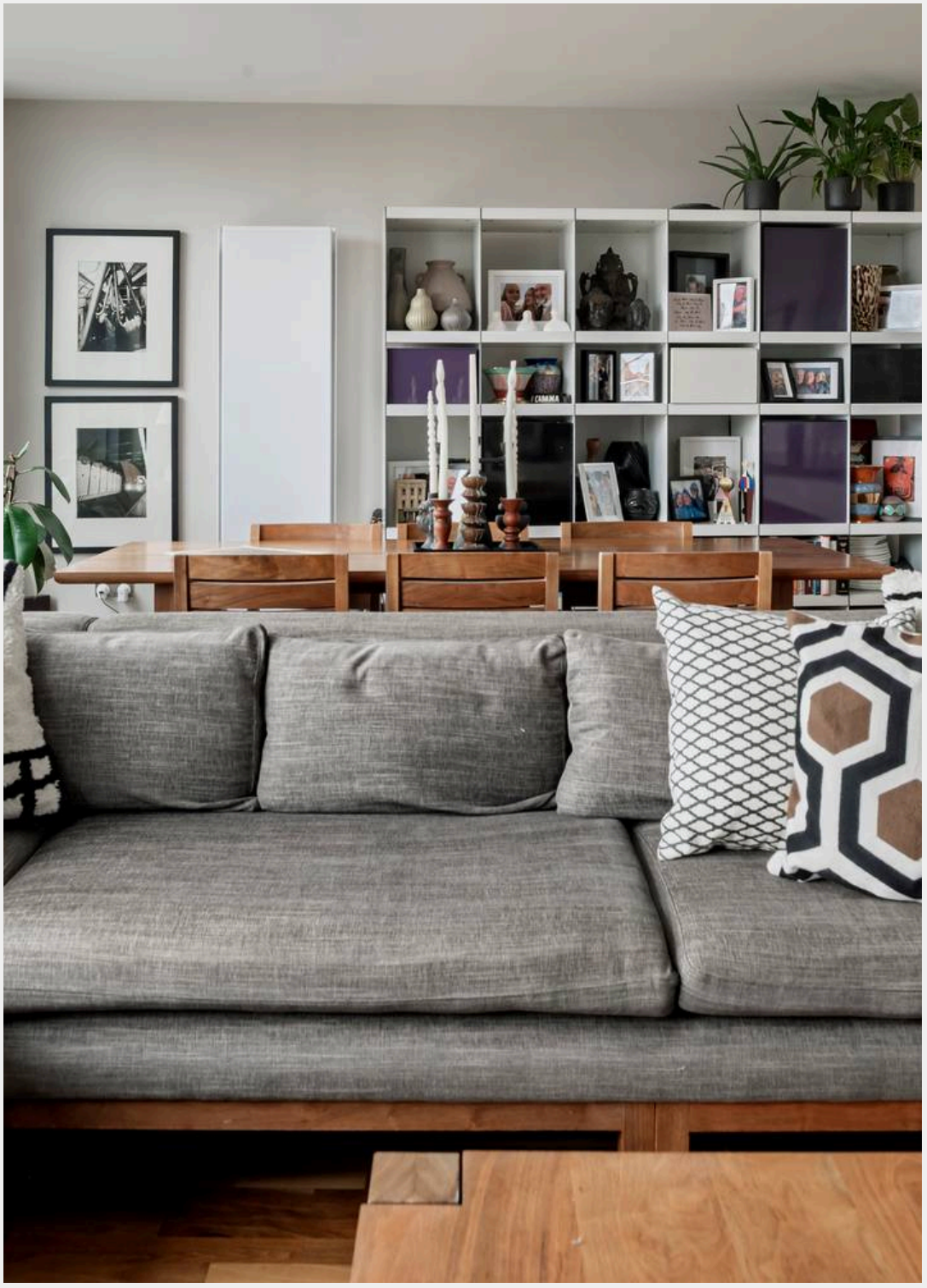
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

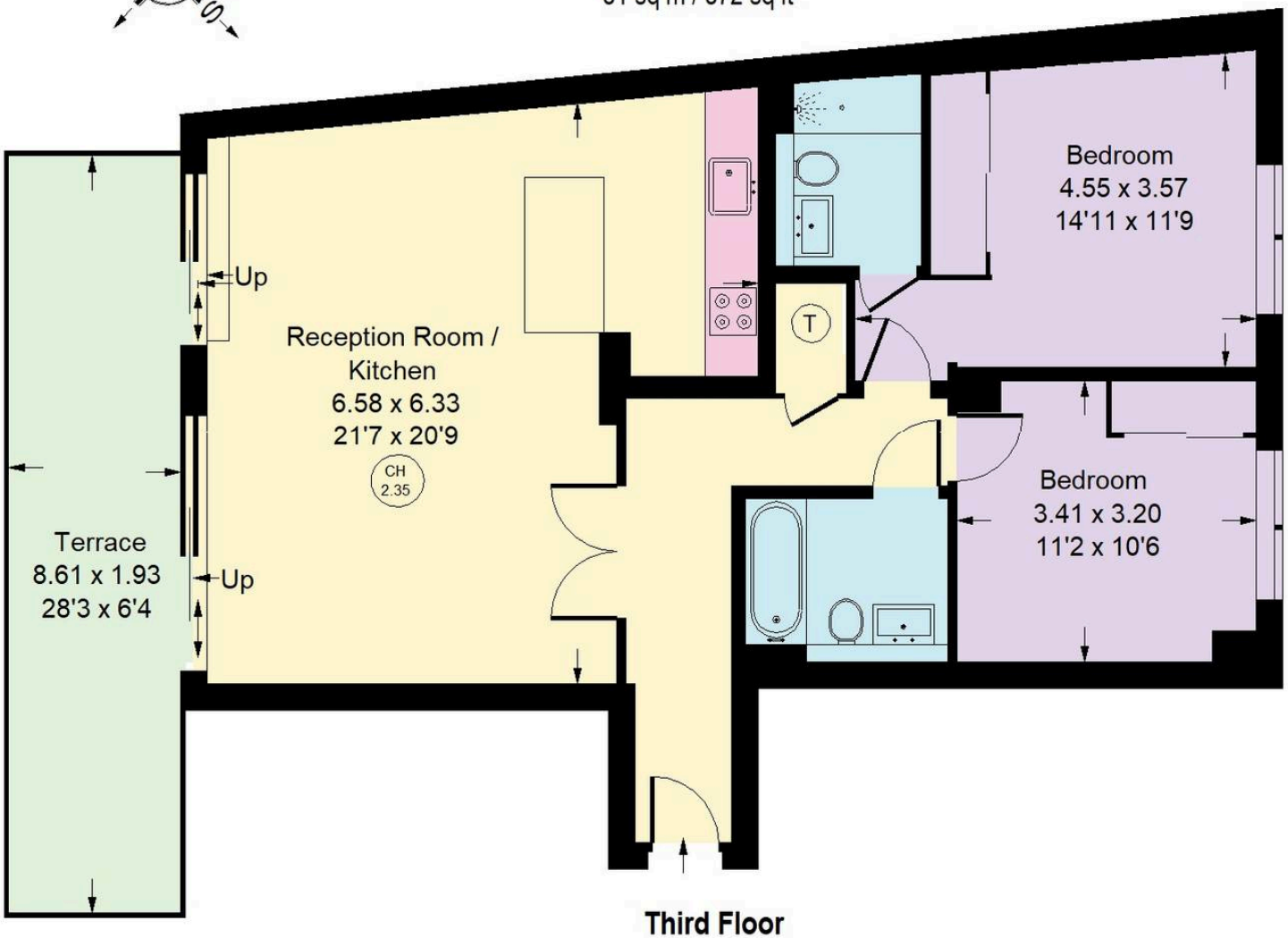




- Bright, spacious lateral living
- Roof terrace
- Two bedroom, two bath
- Secure underground parking

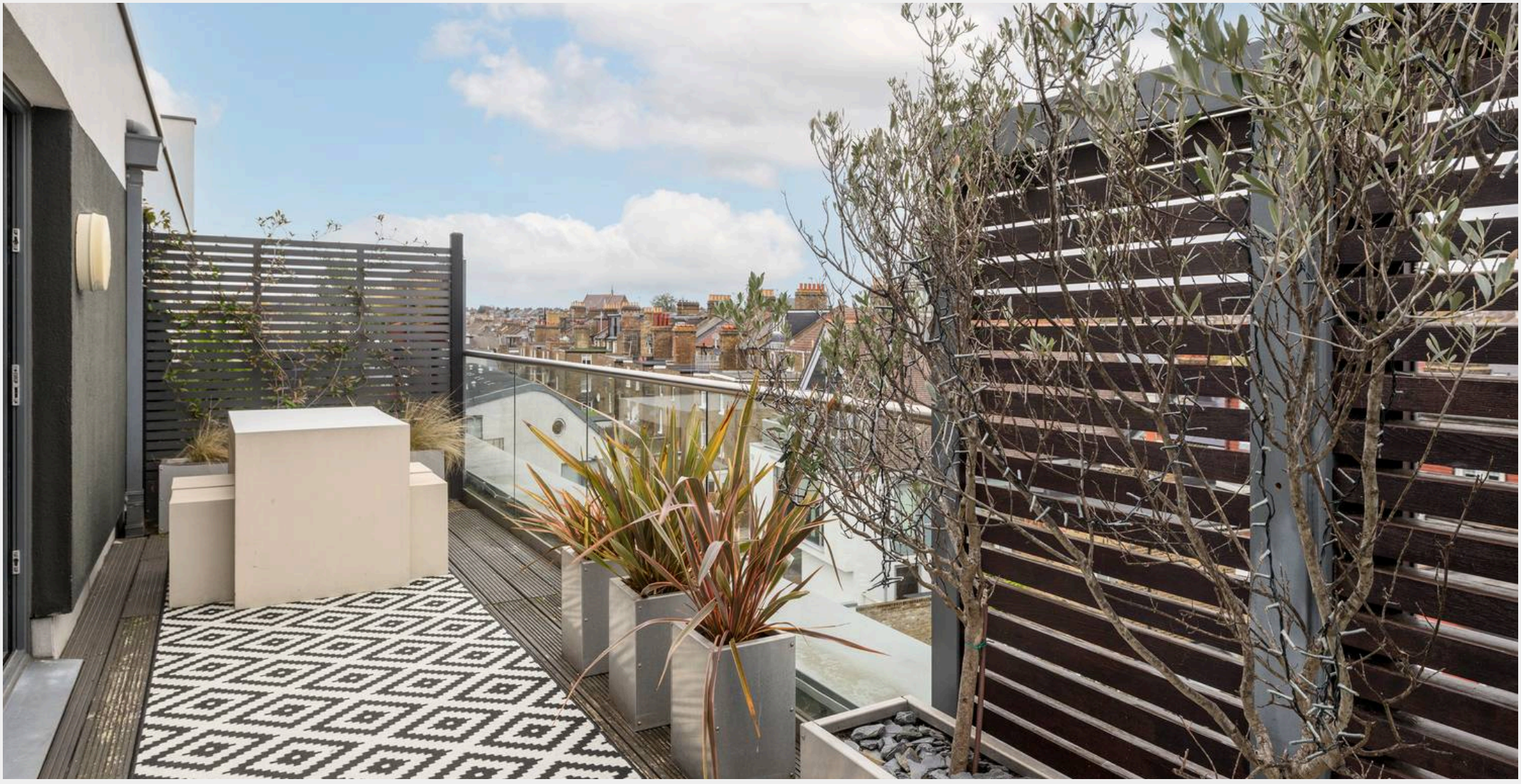
Wellington Road, NW10

Approx Gross Internal Area
81 sq m / 872 sq ft



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



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