



EGERTON GARDENS, LONDON, NW10
£1,399,950 FREEHOLD

**A GREAT OPPORTUNITY TO BUY THIS FAMILY HOME
WITH BAGS OF POTENTIAL, PERFECTLY LOCATED IN
KENSAL RISE.**

Kensal & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk





LOCATION:

Most do not realise these lovely little cul-de-sac streets just off Chamberlayne Road have so much to offer. Transport links are great with Kensal Rise or Kensal Green stations being only 1/4 mile from the front door. The location also means that all the amenities of College Road or Chamberlayne Road are easily accessible and so too is Queens Park itself for those lazy summer days. Another benefit is that just to the west of Egerton Gardens there are four good quality tennis courts in Chelmsford Square which are open to the public. Highly recommended location with some really great houses recently being bought and renovated to very high standards.



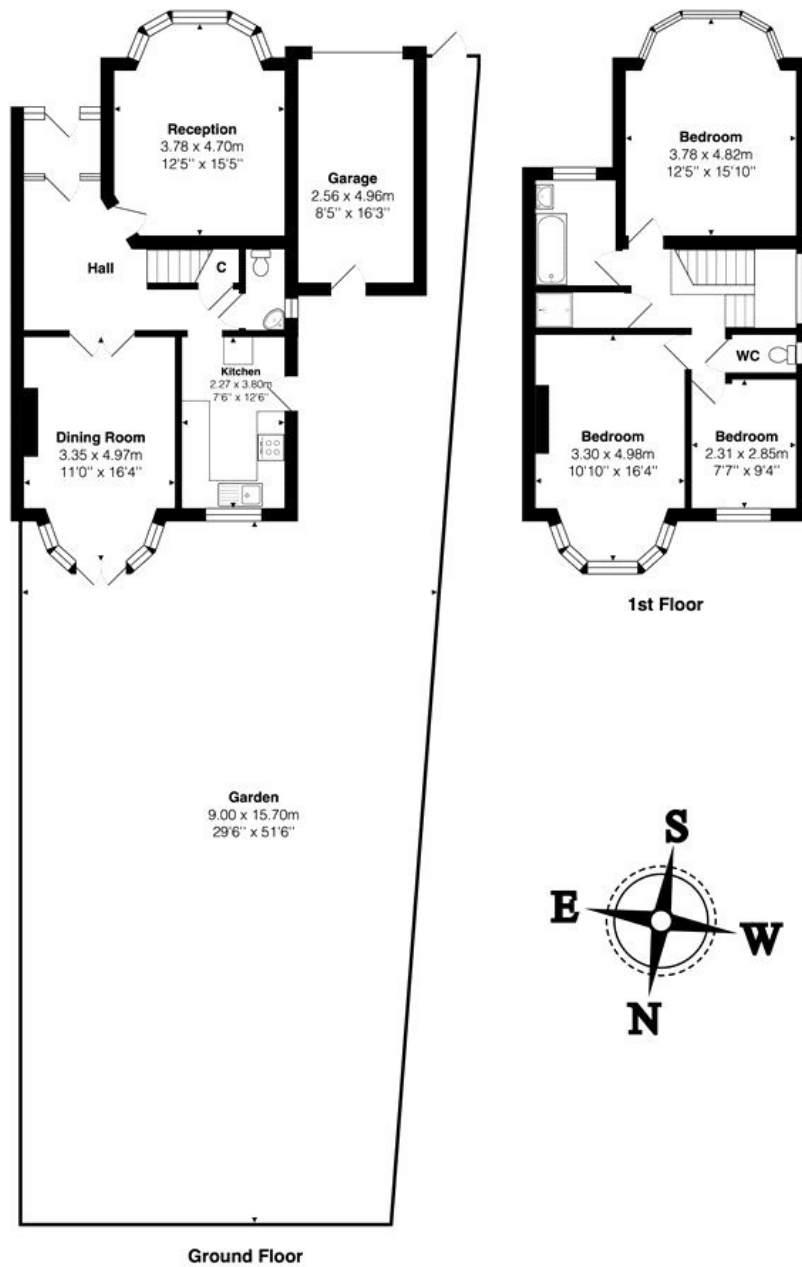
Winkworth



DESCRIPTION:

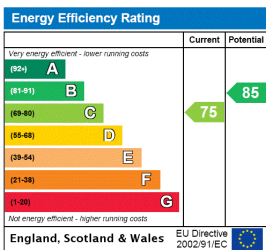
This is currently a lovely three bedroom family home with off street parking, garage and a private garden to the rear. Downstairs there is a contemporary kitchen, entrance hall and two reception rooms. The house is in pretty good condition but the really exciting bit is the potential for further extension and development (subject to the necessary consents of course). Recently many houses in the area have been given planning for rear and side 'wrap around' extensions, which along with a loft would make this property five or six bedrooms, measure more than 2500 sq. ft. and put it amongst the best in the area. When you add in that Egerton is a quiet cul-de-sac close to Chelmsford Square we really feel that this would be great purchase for a growing family.

Winkworth



Total Area: 129.5 m² ... 1394 ft² (excluding garden)
 All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Kensal & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk



winkworth.co.uk

See things differently

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.