



PURVES ROAD, LONDON, NW10
£1,300,000 FREEHOLD

**A BEAUTIFUL THREE BEDROOM FAMILY HOME IDEALLY
LOCATED CLOSE TO CHAMBERLAYNE ROAD ON PURVES
ROAD, RIGHT IN THE HEART OF KENSAL RISE.**

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

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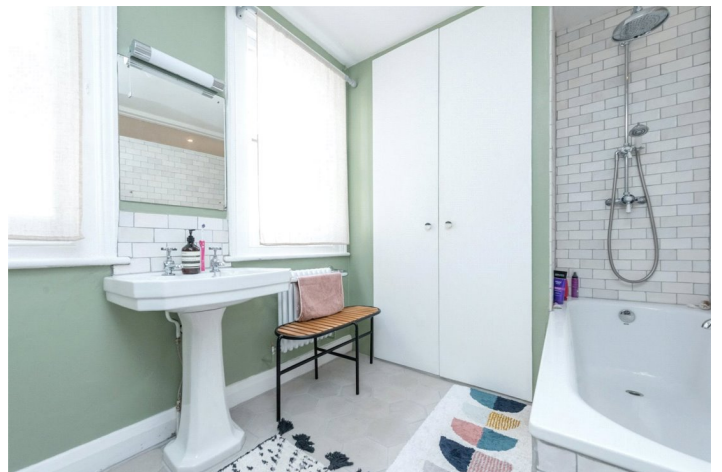
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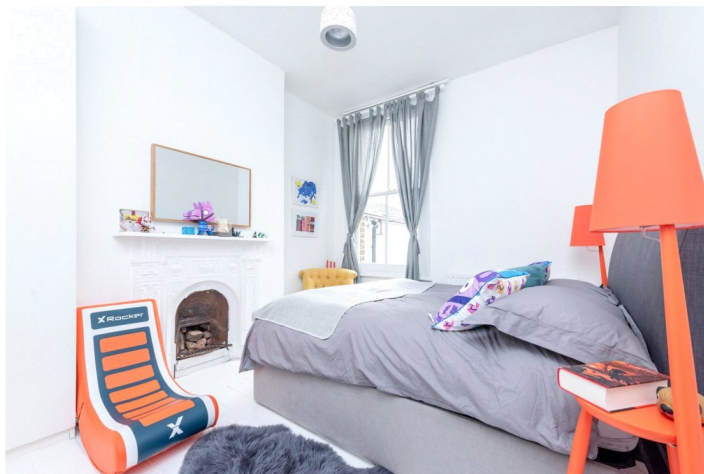


LOCATION:

This property is ideally located on Purves Road, very close to the amenities on College Road or Chamberlayne Road including the Island Pub, The Chamberlayne, L'Anglo's Italian Deli, Morty and Bobs just to name a few. The property is also in a great spot for the fantastic transport links at Kensal Green Station which has the Bakerloo Line and London Overground through to Euston and Kensal Rise Overground station which is an alternative branch with access to West Hampstead and Hampstead Heath. This location is perfect for two fantastic local primary schools Princess Frederica's and Ark Franklin. If it's green spaces you desire then Queens Park itself is less than a kilometre from the front door.



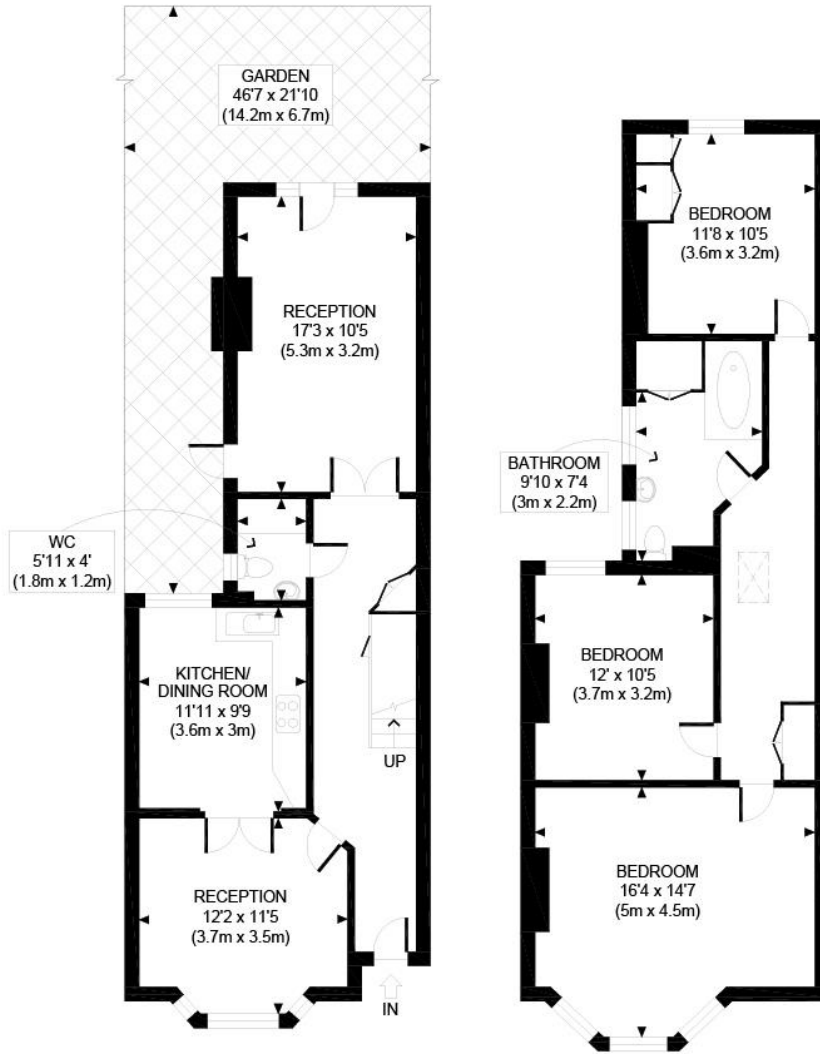
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DESCRIPTION:

This house has been a much loved family home which has recently been let out by the current owners meaning that the property is available to the market with no upper chain. Accommodation is spread over two floors measuring almost 1300 sq.ft and includes a really cool layout downstairs with the kitchen diner to the front of the building and a warm, inviting reception room, leading to the garden at the rear. Upstairs buyers will find three really good sized double bedroom and a family bathroom. The current owners have seen no need to extend the property but others in the area have and therefore subject to the correct planning consents buyers could add more space and value to this superb home.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 610 SQ FT

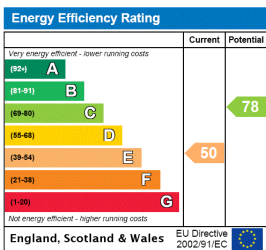
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 682 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1292 SQ FT / 120 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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.



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