



## Plough Close, NW10

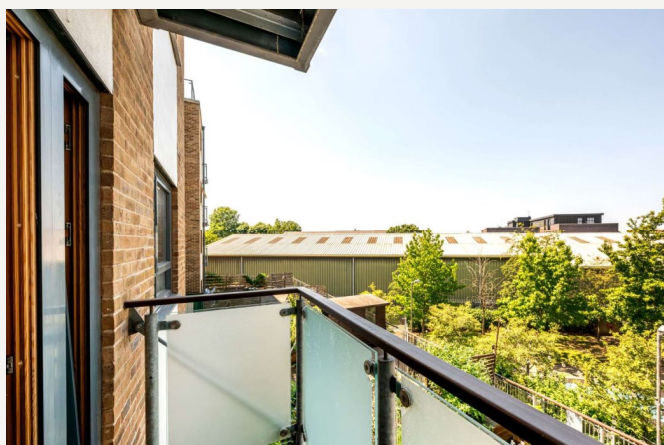
£350,000 *Leasehold*



A fantastic opportunity to acquire this well-appointed one-bedroom apartment, set on the second floor of a modern development moments from the heart of Kensal. Filled with natural light, the apartment offers well-balanced accommodation throughout. The spacious reception room provides plenty of room for both entertaining and everyday living, flowing seamlessly into a smart open-plan kitchen fitted with integrated appliances and ample storage. Doors open directly onto a private balcony, creating a wonderful outdoor space to enjoy throughout the year.

### KEY FEATURES

- Second-floor one bedroom apartment
- Private balcony
- Spacious reception room
- Open-plan fitted kitchen
- Excellent storage throughout
- Entry phone system
- Off-street parking available by application



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The generous double bedroom offers a peaceful retreat, while a large bathroom and excellent storage enhance the practicality of the home. Further benefits include an entry phone system and the opportunity to apply for off-street parking.

Ainsworth Court is ideally located just off Harrow Road, within easy reach of the popular cafés, independent shops, restaurants and neighbourhood pubs of Chamberlayne Road and College Road. Excellent transport links are available nearby via Kensal Rise Overground and Kensal Green Bakerloo & Overground stations, providing convenient access across London.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 83 year and 0 months

**Service Charge:** £3359 per annum

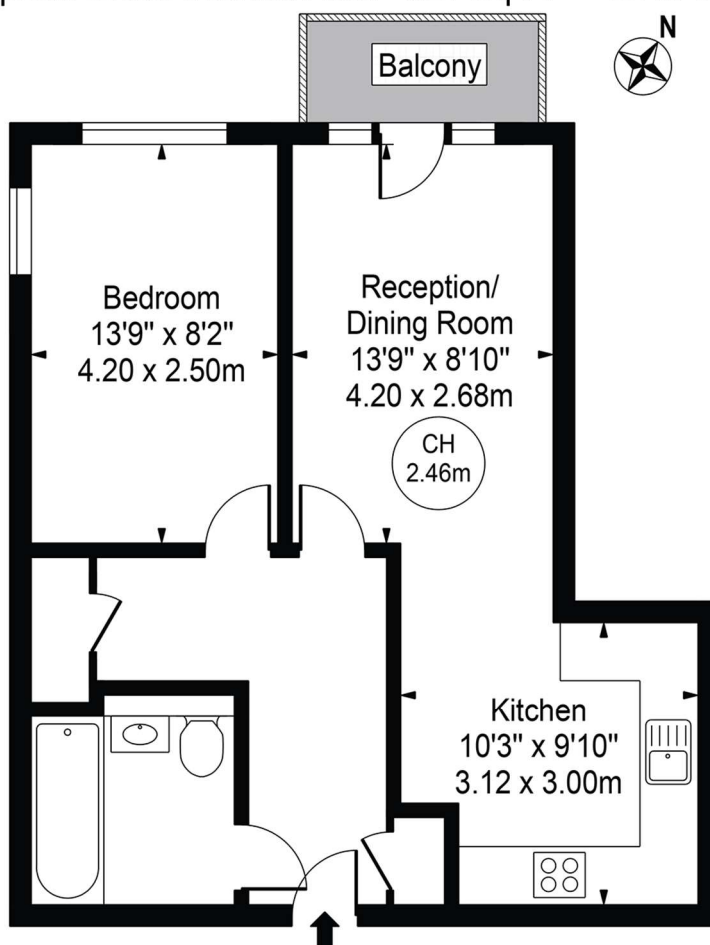
**Ground Rent:** Peppercorn

**Council Tax Band:** Hammersmith and Fulham Band B

**EPC rating:** C

# Ainsworth Court

Approx. Gross Internal Area 521 Sq Ft - 48.40 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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