

Buchanan Gardens, NW10

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£950,000 *Share of Freehold*

A contemporary, split level, three bedroom, two bathroom flat in a period conversion with private roof terrace, located in the heart of Kensal Rise.

KEY FEATURES

- SPLIT LEVEL FLAT
- 1,208 SQFT
- PERIOD CONVERSION
- SHORT WALK TO TUBE & OVERGROUND
- CLOSE TO COLLEGE ROAD AND AMENITIES
- EXCELLENT CONDITION





Kensal Rise & Queens Park

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DESCRIPTION

We are pleased to present to the market this high quality three bedroom, two bathroom split level flat, with large private roof terrace.

The first floor comprises a large open plan kitchen reception room with ample and flexible space for a dining table. This room flooded with natural light due to the high ceilings and large windows - perfect for both entertaining and as a family hub. The kitchen benefits from high quality integrated appliances, wine cooler, and stone counter tops. On the same floor there is a stylish main bathroom, and two double bedrooms.

The enclosed staircase leads up to the top floor principle bedroom, with en-suite and fitted air conditioning unit. There is an additional room linked to the principle bedroom which is ideal as a nursery/cot room, study, or walk in wardrobe. It can also be easily separated to make a fourth bedroom.
Finally, the roof terrace is a great sun trap and outdoor entertaining space.
Furthermore, the flat benefits from ample storage with large loft storage areas as well as many clever smaller storage solutions throughout.









LOCATION

Buchanan Gardens is a stone's throw from the popular independent high street, College Road, with its array of shops, delis, coffee shops and the Island GastroPub. This location also serves well for Kensal Rise Station and Kensal Green Station, which are less than a 1/4 mile from the front door meaning easy access to both branches of the London Overground and the Bakerloo line at Kensal Green.

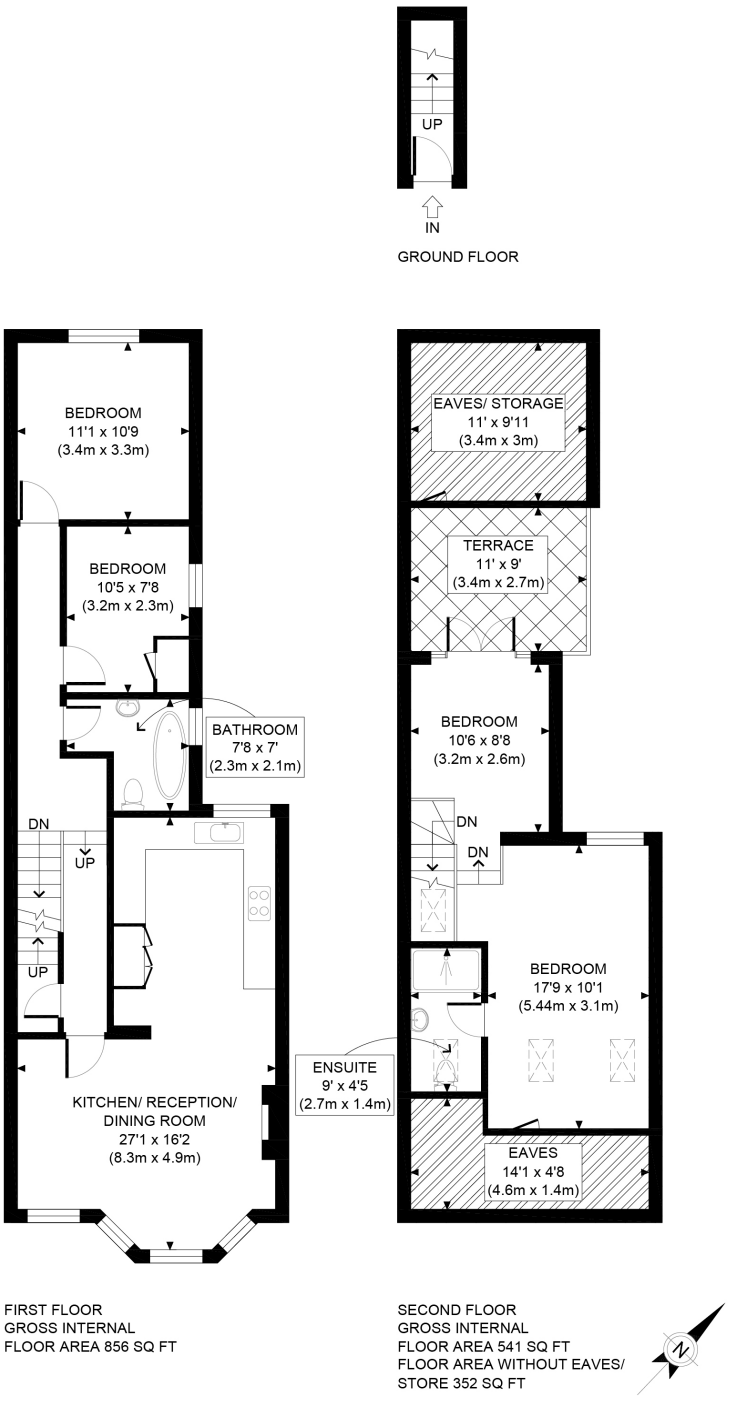
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £0 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band:
EPC rating: To be confirmed



APPROX. GROSS INTERNAL FLOOR AREA 1397 SQ FT / 130 SQM **APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES/ STORAGE 1208 SQ FT / 112 SQM** 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	buchanan gardens date 22/10/26 photoplan

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