



Burrows Road, NW10

£995,000 *Leasehold*



A beautifully presented two-bedroom garden flat set within an attractive period property, offering approximately 1,001 sq. ft of stylish living space and a superb private garden.

KEY FEATURES

- 1,100 SQ. FT + STUDIO
- SOUTH FACING GARDEN
- PRIVATE ENTRANCE
- STUNNING CONDITION
- QUALITY THROUGHOUT
- NO UPPER CHAIN



Kensal Rise & Queens Park

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DESCRIPTION

This impressive ground floor home blends period character with contemporary design and opens to an exceptional landscaped rear garden, creating an ideal space for both everyday living and entertaining.

At the heart of the property is a striking open plan kitchen, dining and reception space measuring over 19 ft, thoughtfully designed with bespoke cabinetry, a large central island and generous dining area. The room flows seamlessly into a bright living area and opens directly onto the garden, allowing natural light to pour in and creating a wonderful connection to the outdoors.

The private garden extends to over 39 ft and is beautifully established with mature planting, a patio seating area and a garden studio with sauna, providing a unique retreat ideal for relaxation, work or hobbies.

To the front of the property are two well-proportioned double bedrooms. The principal bedroom features a beautiful bay window and fitted storage, while the second bedroom offers excellent space and flexibility for guests or a home office.

The accommodation is completed by a stylish family bathroom, a separate WC and useful storage throughout.





LOCATION

Burrows Road, along with Linden and Langer, are regarded as among the best roads in the area.

They are equidistant from both Kensal Rise Overground and Kensal Green Underground (Bakerloo Line) meaning that this location offers the best of both.

The best of both not only in terms of transport links but in terms of access to local amenities of Chamberlayne and College Road with their array of shops, pubs and restaurants available.

Not only this, Queens Park is less than a 1/4 mile from this end of Burrows Road making it easy to take advantage of this lovely green space.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/CLS231634>

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: Leasehold

Term: 986 year and 9 months

Council Tax Band: D

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		

Approximate gross Internal Area
93.02 sq m / 1001 sq ft



This floor plan is for illustrative purposes only
 and must not be relied upon as a statement of fact.

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