



Bathurst Gardens, London, NW10

£800,000 *Share of Freehold*



A stunning and extended two double bedroom garden flat in excellent condition, offering high quality fittings and finishes throughout, with added benefit of a garden studio/pod.

KEY FEATURES

- EXCELLENT CONDITION THROUGHOUT
- BUILT IN STORAGE
- GARDEN STUDIO/POD
- EXTENDED
- SHARE OF FREEHOLD
- SHORT WALK TO TUBE AND OVERGROUND LINES
- PERIOD CONVERSION



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

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.



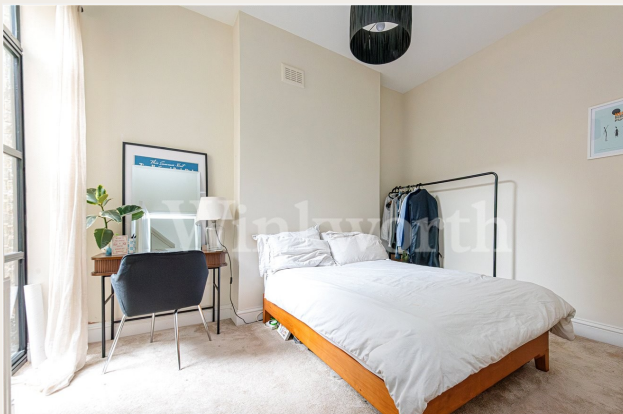
DESCRIPTION

This stunning two double bedroom garden flat has been beautifully maintained throughout, offering a wonderful blend of contemporary finishes and charming period-style features, with a lovely private garden to the rear and garden studio/pod.

The property boasts two generous double bedrooms to the front, with the principle bedroom benefitting from floor-to-ceiling wardrobes with feature fireplace nestled between them. The well appointed bathroom is a three piece suite and features high-quality fittings and heated towel rail.

The hallway has been cleverly widened to allow for more space and light, whilst also having floor to ceiling storage and shoe bench. The stunning herringbone floors extended right through to the main area of the flat. To the rear of the flat, you will find an incredible and extended open plan reception, kitchen, and dining area which opens up via bi-fold doors on to the private garden. The stylish kitchen has been thoughtfully designed with integrated appliances and island with overhang for bar stools. This is a wonderful hub and entertaining space.

The garden provides a lovely space for relaxing and entertaining, with the added convenience of studio/pod either for further storage or those who wish to have a work from home office/study.





LOCATION

Bathurst Gardens is in a fantastic location. Transport links are from Kensal Green Tube Station (Overground & Underground), with all the amenities of College Road within close walking distance. The flat is also a short walk from Chamberlayne Road and Queens Park with all the cafe's, gastropubs and open spaces that the area offers, including Kensal Rise Overground station. The property is also a short walk from both Princess Frederica School, and Ark Academy - both highly rated schools in the area.

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



<https://www.winkworth.co.uk/sale/property/KQP210607>

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: D

EPC rating: D



Total Area: 74.5 m² ... 802 ft² (excluding garden)

All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

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.