

Ancona Road, London, NW10

3 | 1 | 2

£650,000 *Share of Freehold*

Fully extended and well proportioned three bedroom, two bathroom, split level flat, offered with no upper-chain.

KEY FEATURES

- THREE/FOUR BEDROOM
- SPLIT LEVEL
- TWO BATHROOM
- PRIVATE GARDEN WITH DIRECT ACCESS
- LARGE KITCHEN/DINING AREA
- NO UPPER-CHAIN
- SHARE OF FREEHOLD





Kensal Rise & Queens Park

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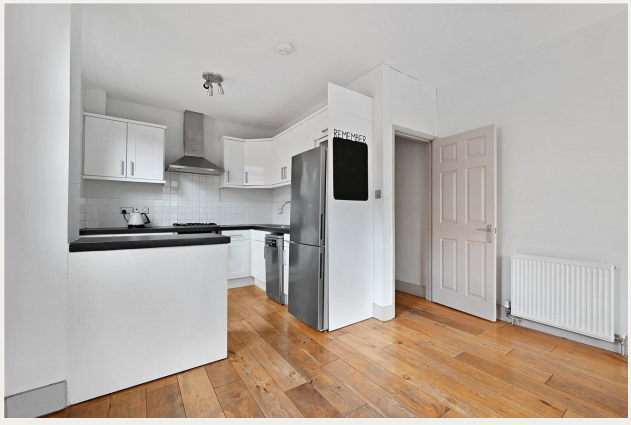
DESCRIPTION

We are pleased to offer this fully extended and well-proportioned three bedroom, two bathroom, split level flat. The first floor features one double bedroom and one single bedrooms/office, main/family bathroom, and a spacious light-filled open plan kitchen and dining room with direct access on to the private garden.

Upstairs, the loft conversion houses the principle bedroom, with en-suite shower room and ample eaves storage.

The existing layout offers flexibility to be used as a 3 or a 4 bedroom, using the front/separate reception room as an additional double bedroom, and therefore having an entirely open plan space at the rear (see floorplan).
The garden is completely private with stairs leading down from the kitchen. It is low maintenance with paved area and astro-turf.

Viewing comes highly recommended and there is no upper-chain.









LOCATION

Ancona Road is a great location, with Willesden Junction being the nearest tube and Overground station, which is only a short walk away. There are also excellent bus links on Harrow Road, with regular buses to Notting Hill and Euston. College Road and Chamberlayne Road are also within easy access offering an array of amenities including independent shops, coffee shops and gastropubs – popular with local residents. For recreation, either Roundwood park or King Edward park are within walking distance from the property.

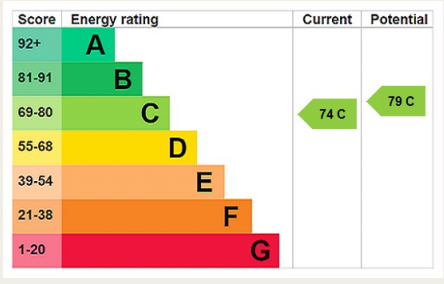
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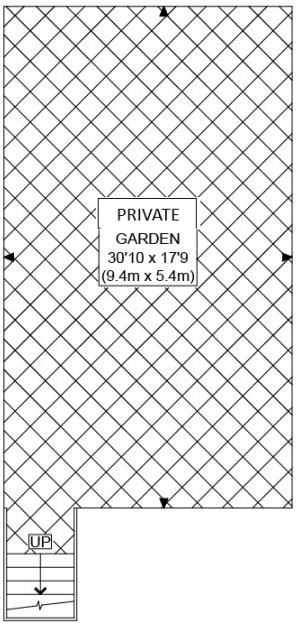
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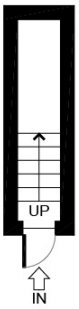
MATERIAL INFO

Tenure: Share of Freehold
Term: 978 year and 1 months
Service Charge: £0 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band:
EPC rating: C

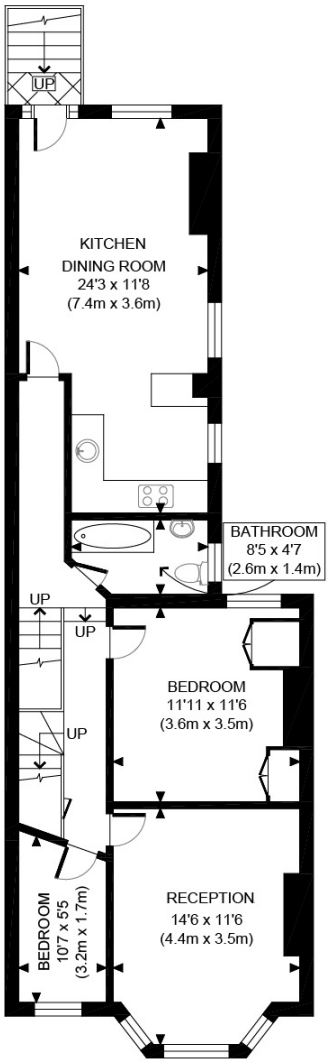




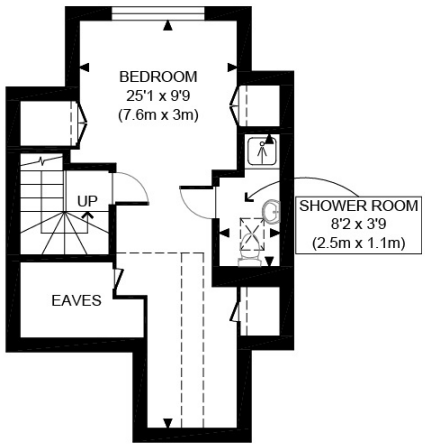
GROUND FLOOR



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 33 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 790 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 315 SQ FT
FLOOR AREA WITHOUT EAVES 280 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1138 SQ FT / 106 SQM **APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1103 SQ FT / 102 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	Ancona Road date 13/01/26 photoplan

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