

Buchanan Gardens, NW10

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£650,000 *Share of Freehold*

A delightful and extended two double bedroom ground floor flat in a period conversion with private south facing garden, close to the array of amenities and transport links Kensal Rise has to offer.

KEY FEATURES

- TWO/THREE BEDROOMS
- SHARE OF FREEHOLD
- FLEXIBLE LAYOUT OPTIONS
- SOUTH FACING GARDEN
- EXTENDED
- POTENTIAL FOR FURTHER EXTENSION (STPP)
- CLOSE TO BAKERLOO & OVERGROUND LINES





Kensal Rise & Queens Park

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DESCRIPTION

This lovely flat offers flexibility on layout due to its overall size, offering either two or three bedrooms, with an extended kitchen and dining area to the rear.

To the front of the flat is a lovely and spacious formal reception room with bay window and feature fire place. There are two further double bedrooms located to the middle of the flat. The main bathroom is a tiled three piece suite with window for natural light and ventilation.

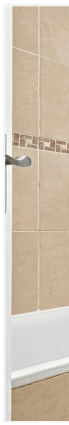
To the rear of the flat, it has been extended, and is now a large kitchen and dining area. Bi-folding doors open up to a completely private garden. The garden is completely paved for ease of maintenance, and with a south facing direction, it is a great suntrap. This is a wonderful entertaining space and allows for a new owner to create their own tranquil space. The property also has potential to extend further in to the side return area (STPP) similar to others in the road.

Viewing of this property comes highly recommended.







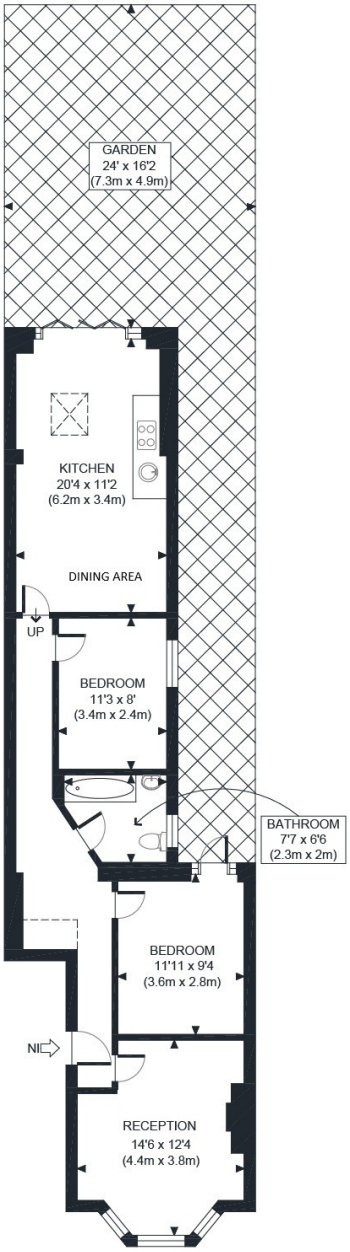


LOCATION

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. Buchahan Gardens is also in the catchment for many great local schools.

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



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 785 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 785 SQ FT / 73 SQM	Buchanan Gdns
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	date 29/01/26
	photoplan

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