



Kempe Road, NW6

£725,000 *Share of Freehold*



A lovely two-bedroom garden flat in this great location close to amenities on Chamberlayne Road and close to Queen's Park as well.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- 665 SQ. FT
- GREAT GARDEN
- GREAT LOCATION
- HUGE POTENTIAL TO EXTEND
- SHARE OF FREEHOLD



Kensal Rise & Queens Park

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DESCRIPTION

Set within an attractive period conversion on the sought after Kempe Road, this beautifully presented two bedroom garden flat offers a wonderful blend of character, space and outdoor living. Benefiting from its own private entrance and a generous 29ft rear garden, the property provides an excellent opportunity for first time buyers, downsizers and investors alike.

The accommodation is centred around an impressive open plan reception, kitchen and dining room measuring over 24ft in length. This bright and versatile living space has been thoughtfully arranged to create distinct areas for cooking, dining and relaxing, while direct access to the garden makes it ideal for both everyday living and entertaining.

To the front of the property, the principal bedroom enjoys a beautiful

bay window, high ceilings and excellent natural light, creating a calm and welcoming retreat. A second well proportioned double bedroom overlooks the rear of the property and offers flexible accommodation for guests, family members or those working from home.

The contemporary bathroom has been stylishly finished with modern tiling and quality fittings, complementing the overall presentation of the home.

A particular feature of the property is the private rear garden extending approximately 29ft, providing a peaceful outdoor haven with ample space for al fresco dining, entertaining and gardening.





LOCATION

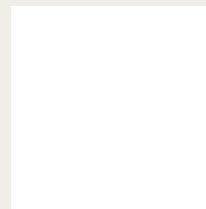
Kempe Road is a superb location, with Queen's Park itself just 200m from the house. Residents enjoy easy access to the vibrant amenities of both Salusbury Road and Chamberlayne Road, each offering a wealth of eateries, pubs, cafés and shops.

Transport links are excellent: Queen's Park Station (Bakerloo Line, Overground and links to National Rail) and Kensal Rise Overground are both within easy reach, providing direct connections eastbound to Hampstead Heath or westbound to Westfield and Clapham Junction.

The property also falls within the catchment area for the highly regarded Ark Franklin Primary School, situated just across the road from this flat.

All in all, Kempe Road offers one of the very best locations from which to enjoy everything that Queen's Park and Kensal Rise have to offer.

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



<https://www.winkworth.co.uk/sale/property/KQP260238>

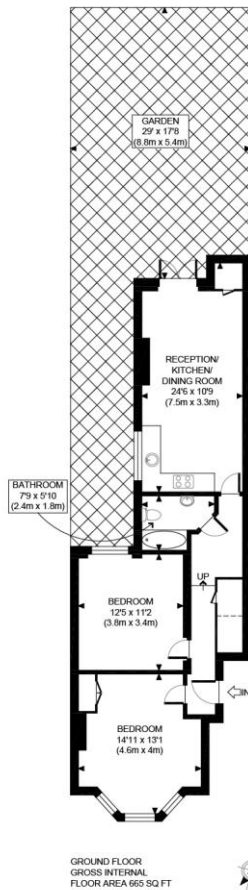
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: D

EPC rating: C



APPROX. GROSS INTERNAL FLOOR AREA 665 SQ FT / 62 SQM		Kempe Road	
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	03/09/20
		photoplan	

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