



Keslake Road, London, NW6

£700,000 *Share of Freehold*



This charming two-bedroom lower ground floor garden flat offers well-proportioned accommodation together with a fantastic south-facing private garden.

KEY FEATURES

- TWO BEDROOMS
- PRIVATE SOUTH FACING GARDEN
- PRIVATE FRONT ENTRANCE
- GARDEN GLASS OUTHOUSE/STUDIO
- NO UPPER CHAIN



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION

This lovely property comprises a large principal bedroom to the front, and second bedroom with direct access on to the garden side return area. The shower room is modern having been completely replaced of late. To the rear of the flat, you will find an open plan kitchen and reception area with direct access leading out to the private rear garden. As the garden is directly south facing, it is a great suntrap and wonderful entertaining area. A particular highlight is the attractive glass outhouse/studio, providing a versatile additional space ideal for a home office, gym or creative studio.

Further benefits include a share of the freehold and the property is offered to the market chain free, making this an excellent opportunity.





LOCATION

Keslake Road is quiet, no-through, tree lined road directly connected with Queens Park itself. It is perfectly located to take advantage of the amenities of both Kensal Rise and Queens Park. Transport links are excellent with the Bakerloo line at Queens Park and the London Overground at Kensal Rise. Any new owner would benefit from an array of shops bars and restaurants on both Chamberlayne and Salusbury Road. Young families will also benefit from being in the catchment for the top three local schools, Ark Franklin, Princess Frederica's and Salusbury School.

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



<https://www.winkworth.co.uk/sale/property/KQP260327>

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

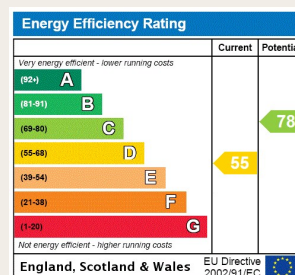
Term: 980 year

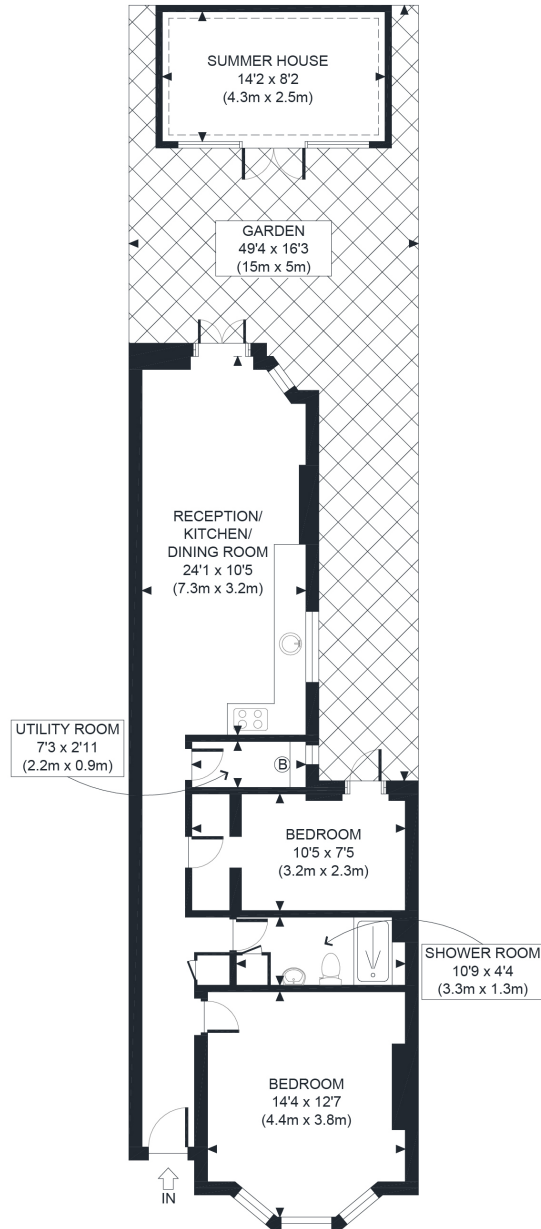
Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: D





LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 702 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE 819 SQ FT / 76 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE 702 SQ FT / 65 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

Keslake Road

date 26/08/26

photoplan

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