



BOLTON GARDENS, LONDON, NW10

£899,950 SHARE OF FREEHOLD

A CONTEMPORARY TWO DOUBLE BEDROOM, TWO BATHROOM, SPLIT LEVEL FLAT WITH PRIVATE GARDEN NESTLED IN THE HEART OF KENSAL RISE.

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

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LOCATION:

Bolton Gardens is one of the premier streets in Kensal Rise offering close proximity to Queens Park, along with great access to transport links via the London Overground at Kensal Rise or the Bakerloo line at Kensal Green or Queens Park. There is an array of amenities on Chamberlayne Road or close by on Salusbury Road. The property is very well positioned for a large selection of private and state schools, including Ark Academy and Princess Frederica.



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DESCRIPTION:

Offered in excellent condition, this lovely split level flat has been well maintained and renovated by its current owners and offers fantastic living space spread over 1,050 sqft with private outside space.

The property comprises of a front facing reception room with bay windows, a wonderful separate 20ft eat in kitchen fitted with modern appliances and with double aspect windows, two double bedrooms and two modern bathrooms (principle bedroom en-suite).

You also have direct access via the kitchen onto a small terrace area, great for breakfast or a coffee, which leads you directly down a set of stairs onto your private west facing garden, ideal for entertaining.

Further benefits include wood flooring, double glazed windows, high ceilings, an abundance of natural light and storage space with a large attic.

The property is also offered with no upper-chain.

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Approximate Gross Internal Area 95 sqm / 1050 sqft



Ground Floor

First Floor

Second Floor

ARCHIMEDIA web: www.archi-media.co.uk

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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