



## Pember Road, Kensal Rise, NW10

£699,950 *Leasehold*



An extended and spacious two double bedroom, ground floor flat with private garden, centrally located to transport links and amenities.

### KEY FEATURES

- TWO BEDROOMS
- END-OF-TERRACE
- WIDER THAN NORMAL
- EXTENDED
- PRIVATE GARDEN
- NO UPPER-CHAIN
- 770 SQFT



Kensal Rise & Queens Park

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#### DESCRIPTION

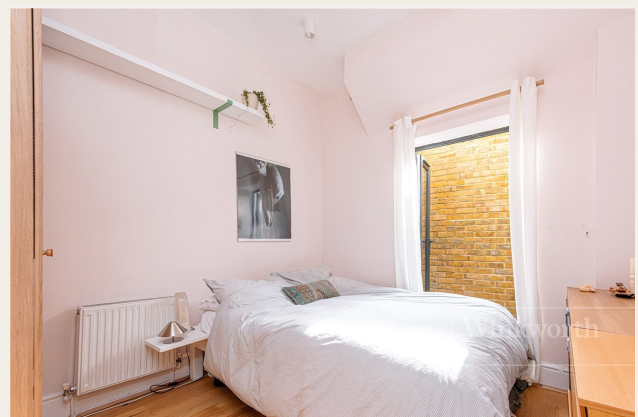
Set on the ground floor of this period conversion, this lovely flat comprises of two decent sized double bedrooms, both with high ceilings. The main bedroom has a large sash bay window, with the second bedroom providing direct access on to a small patio area. The shower room is three piece tiled suite with modern fittings.

The rear of the property has been fully extended and offers wider than usual open plan living with dining area and fully fitted kitchen with peninsula countertop. There is also access to the private garden via large sliding doors

giving you the feel of indoor/outdoor living.

The flat further benefits from side access and a private storage shed.

Viewing comes highly recommended.







#### LOCATION

Pember Road is an extremely popular location as Chamberlayne Road, College Road, Salusbury Road are easily accessible for their array of restaurants, coffee shops, Gastro Pubs, and transport links - Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overground) stations plus the No.18 bus route to Euston. Jaego's House has also proven to be very popular with local residents.

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

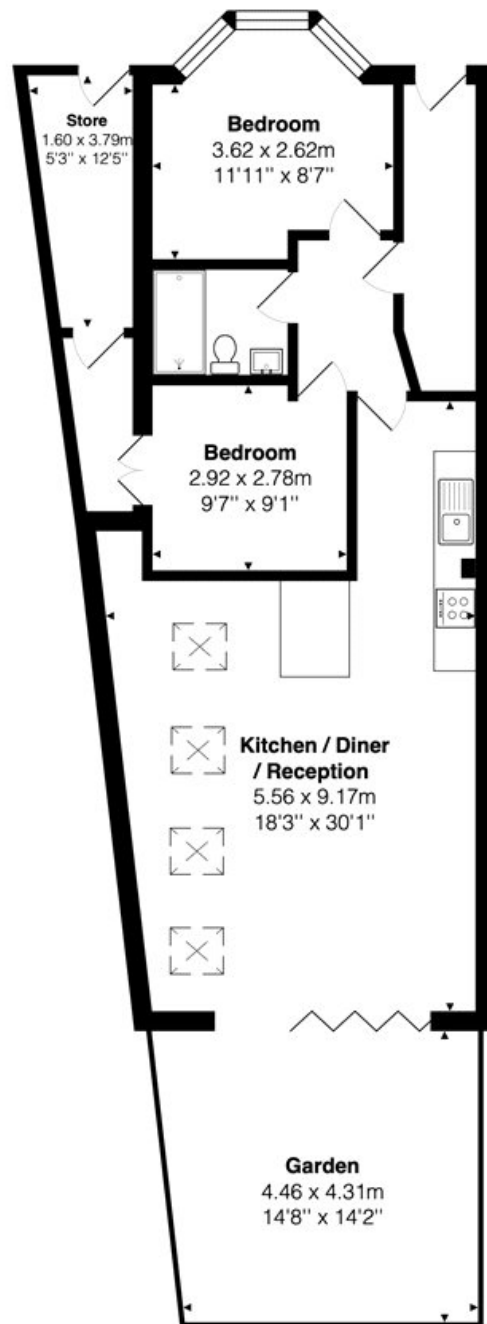


<https://www.winkworth.co.uk/sale/property/KQP240214>

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:** Leasehold  
**Term:** 171 years  
**Service Charge:** Ask Agent  
**Ground Rent:** Ask Agent  
**Council Tax Band:** C  
**EPC rating:** C



**Total Area: 71.5 m<sup>2</sup> ... 770 ft<sup>2</sup> (excluding garden)**

All measurements are approximate and for display purposes only

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