



Ashburnham Road, NW10

£649,950 *Leasehold*



A superb first floor, split level, two bedroom Victorian conversion in this great location close to amenities in Kensal Rise.

KEY FEATURES

- CONVERTED LOFT
- TWO DOUBLE BEDROOMS
- CLOSE TO AMENITIES
- EXCELLENT CONDITION
- 977 SQ. FT.
- LONG LEASE



Kensal Rise & Queens Park

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DESCRIPTION

This exquisite two-bedroom split-level flat, nestled within a beautiful Victorian period building, offers the perfect blend of timeless character and modern design. Thoughtfully arranged over two levels, this home exudes elegance and practicality, ideal for those seeking stylish living with a touch of history.

At the heart of the property lies a superb 'L'-shaped open-plan living space at the front of the flat. Flooded with natural light through large sash windows, this versatile area effortlessly combines a spacious lounge, dining area, and a sleek, contemporary kitchen. The open layout is perfect for entertaining or simply enjoying the serene ambiance of this charming home.

The property features two well-proportioned bedrooms, including a generously sized principal bedroom that provides a peaceful retreat. The second bedroom offers flexibility, perfect as a guest room, home office, or nursery.





LOCATION

Ashburnham Road is a charming residential street located in the heart of Kensal Rise, London NW10. The area is known for its vibrant community, excellent transport links, and a variety of local amenities, making it a desirable place to live. Residents benefit from superb connectivity. Kensal Green Underground Station, approximately 0.2 miles away, is on the Bakerloo Line, offering direct access to central London destinations such as Oxford Circus, Piccadilly, and Waterloo.

Additionally, Kensal Rise Overground Station, also about 0.2 miles away, provides convenient links to Euston, Richmond, Hackney, and other key locations across the city. For families, the area boasts several reputable schools. Princess Frederica CofE Primary School, located just 0.1 miles from Ashburnham Road, is rated "Good" and is known for its strong community ethos and high academic standards. Ark Franklin Primary Academy, approximately 0.2 miles away, also provides quality education and is similarly well-regarded.

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



<https://www.winkworth.co.uk/sale/property/KQP210056>

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

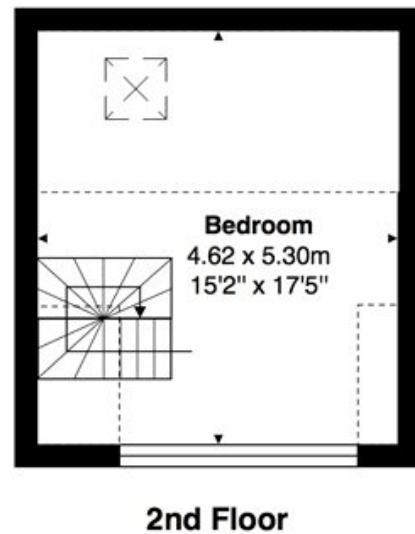
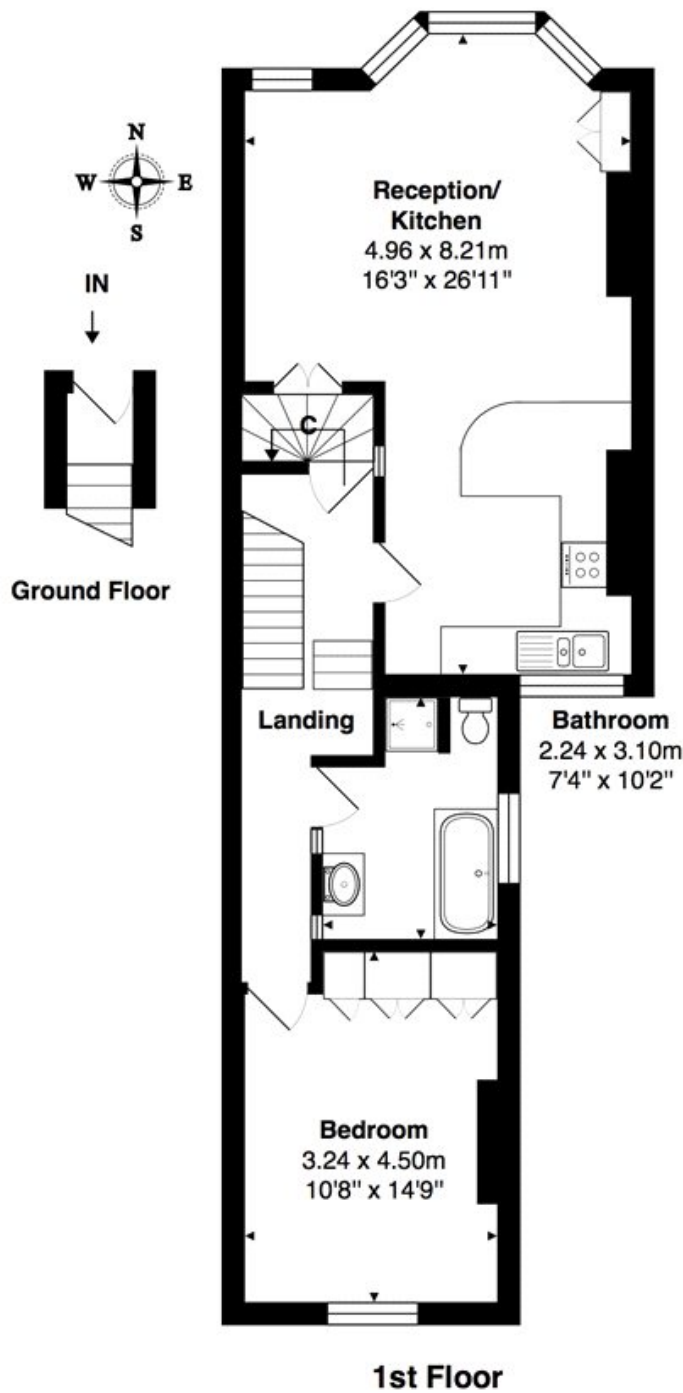
Tenure: Leasehold

Term: 163 year and 9 months

Council Tax Band: C

EPC rating: E

| Energy Efficiency Rating | | |
|---------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | 62 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |



Total Area: 90.8 m² ... 977 ft²
 All measurements are approximate and for display purposes only

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