



Burrows Road, Kensal Rise, NW10

£700,000 *Freehold*



Centrally located and beautifully presented two double bedroom flat, with private garden in a period Victorian conversion.

#### KEY FEATURES

- TWO DOUBLE BEDROOMS
- FITTED WARDROBES IN BOTH BEDROOMS
- HERRINGBONE WOOD FLOORS THROUGHOUT
- PRIVATE GARDEN
- FREEHOLD TITLE
- EXTENDED
- CLOSE TO OVERGROUND AND TUBE STATIONS



Kensal Rise & Queens Park

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## DESCRIPTION

We are pleased to offer this charming flat, located in a sought after road in Kensal Rise. This flat comprises of two double bedrooms both with fitted wardrobes, and main bathroom with freestanding roll-top bath and high quality fittings.

To the rear, the flat has been extended which is a spacious open plan reception room and kitchen with dining area, as well as direct access on to the garden via bi-folding doors. The kitchen is a bespoke, handmade kitchen with ample storage and counter space.

The garden is low maintenance being part paved and part astro-turfed with railway sleepers on both sides for

raised beds, as well as a deck area with pergola at the back. The entire rear part of the flat is a wonderful space combining both indoor and outdoor entertaining spaces. Additionally, there are stunning period tiles in the hallway, with solid wood herringbone floors throughout the remainder of the flat. Viewing comes highly recommended!

Tenure: Freehold.







## LOCATION

Burrows Road is regarded as among the best roads in the area. The flat is equidistant from both Kensal Rise Overground and Kensal Green Underground (Bakerloo Line) meaning that this location offers the best of both. The best of both not only in terms of transport links but in terms of access to local amenities of Chamberlayne and College Road with their array of shops, pubs and restaurants available.

Queens Park itself is less than a 1/4 mile from the flat, making it easy to take advantage of this lovely green space and events such as Queens Park Day.

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



<https://www.winkworth.co.uk/sale/property/KQP210490>

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:** Freehold

**Term:** 966 year and 11 months

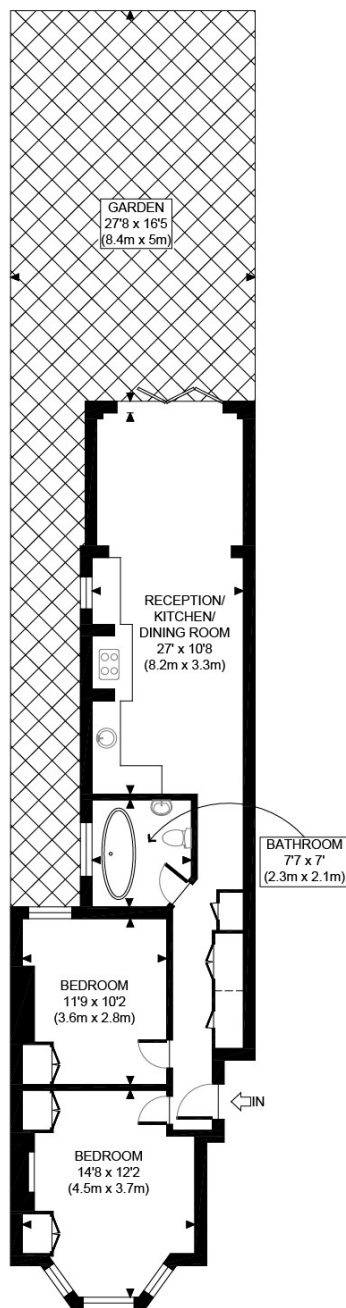
**Service Charge:** £0 per annum

**Ground Rent:** £0 per annum


**Council Tax Band:** D

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 726 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 726 SQ FT / 67 SQM</b> 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	
Burrows Road	
date	12/01/26
	

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