



Ainsworth Court, London, NW10

£350,000 *Leasehold*



A fantastic opportunity to buy this bright and airy one-bedroom apartment on the third floor of a modern development just off Harrow Road. Presented in excellent condition, the property features a welcoming reception room with an eating area that flows seamlessly into an open-plan kitchen with sleek fitted appliances.

KEY FEATURES

- Third-floor modern apartment
- Bright double bedroom
- Open-plan kitchen
- Spacious reception room
- Stylish bathroom
- Stunning balcony
- Off-street parking option



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The apartment boasts a spacious double bedroom, a large bathroom, and plenty of storage space. Step out from the living room onto a stunning balcony – perfect for relaxing or entertaining. Additional benefits include an entry phone and the option to apply for off-street parking. The lease is currently 84 years but is in the process of being extended to 173 years which will be in place prior to any sale completing.

Ainsworth Court is perfectly positioned off Harrow Road, close to the vibrant eateries, pubs, and shops of Chamberlayne Road and College Road. Commuting is easy with Kensal Rise Overground and Kensal Green Bakerloo & Overground stations nearby, plus numerous bus routes.





MATERIAL INFO

Tenure: Leasehold

Term: 172 year and 7 months

Service Charge: £3359 per annum

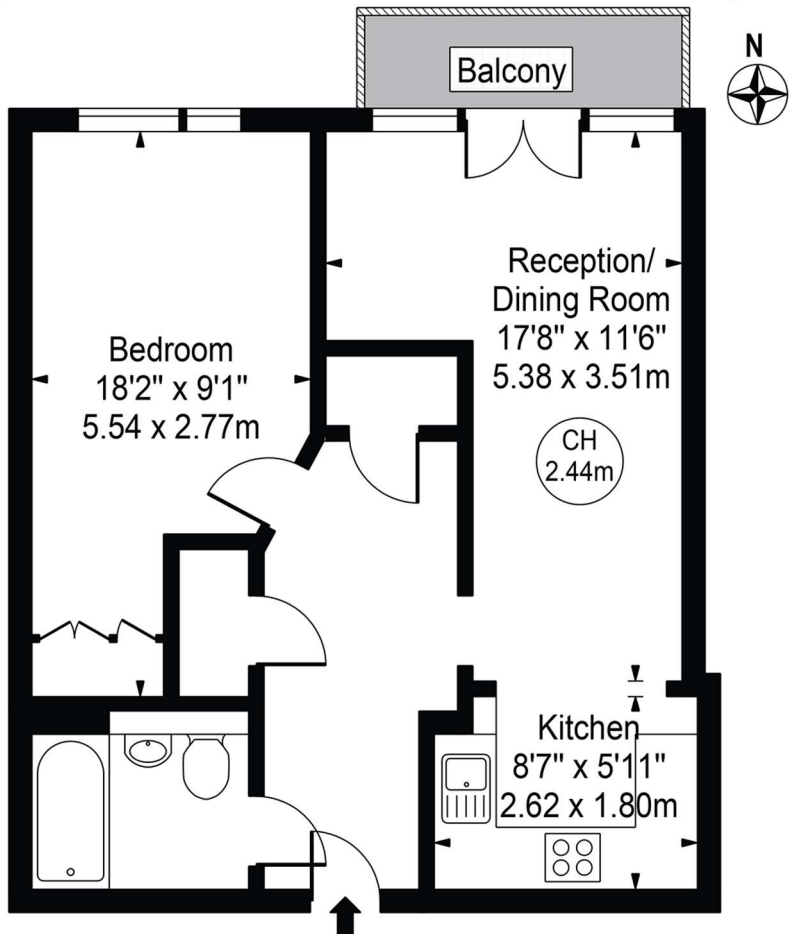
Ground Rent: Peppercorn

Council Tax Band: Hammersmith and Fulham Band B

EPC rating: B

Ainsworth Court

Approx. Gross Internal Area 522 Sq Ft - 48.50 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

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



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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.

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