



Donnington Road, NW10

£425,000 *Leasehold*



Penthouse Living! An incredible two double bedroom, top floor flat with a balcony and additional private roof terrace with panoramic views across London.

#### KEY FEATURES

- TWO DOUBLE BEDROOMS
- HUGE PRIVATE ROOF TERRACE
- PANORAMIC VIEWS ACROSS LONDON
- ADDITIONAL PRIVATE BALCONY
- 7TH FLOOR
- CHAIN-FREE SALE
- SECURE UNDERGROUND PARKING



Kensal Rise & Queens Park

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## DESCRIPTION

This stunning apartment has a spacious, bright and airy open plan living and kitchen space, with access to a private West facing balcony. The kitchen has spaces for washing machine, dishwasher, fridge/freezer and wine cooler. There is ample counter and cupboard storage space.

There are two large double bedrooms and recently refurbished three piece bathroom suite. The principle bedroom has built in wardrobes and second bedroom with built in joinery.

A staircase will lead you up to your private 574 sqft roof terrace, with panoramic views across the London skyline. The property is in excellent condition throughout and further benefits from underground parking, no upper chain, 24/7 concierge, and secure entrance with lift.





## LOCATION

Donnington Court is a popular development and location. Most local residents access the amenities of both High Road in Willesden and both College Road and Chamberlayne Road in Kensal Rise, which have an array of independent shops, gastropubs, coffee shops, restaurants and large Sainsbury's within easy access. Transport links are great at Willesden Green Tube Station (Jubilee Line), as well as Kensal Rise Station (Overground) to get in and out of London.

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



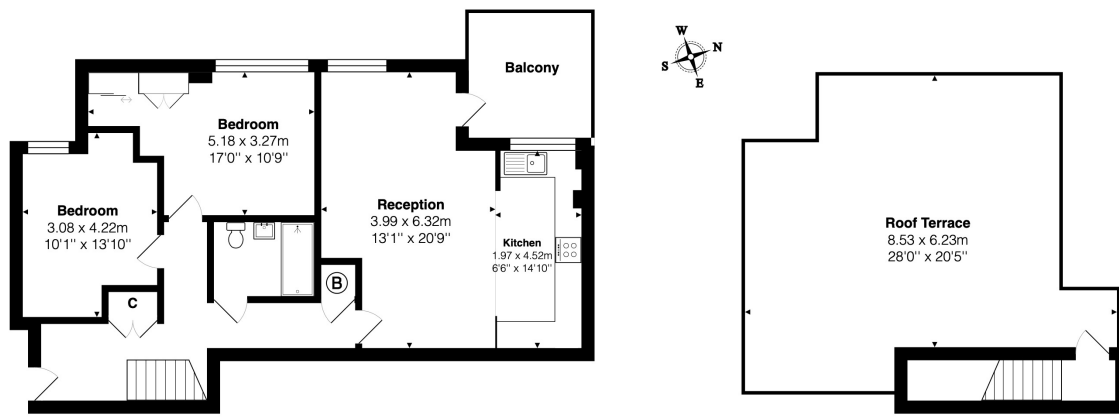
<https://www.winkworth.co.uk/sale/property/KQP230008>

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:** 106 year and 8 months  
**Service Charge:** £3,159 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:**  
**EPC rating:** C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 69 C    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Seventh Floor**

Total Area: 81.6 m<sup>2</sup> ... 878 ft<sup>2</sup> (excluding terrace, balcony)  
 All measurements are approximate and for display purposes only

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