



Buchanan Gardens, Kensal Rise, London, NW10

£675,000 *Share of Freehold*



A superb two bedroom garden flat in one of the best locations in Kensal Rise close to all the amenities of College Road.

KEY FEATURES

- SHARE OF FREEHOLD
- 671 SQ.FT
- BEAUTIFUL PRIVATE GARDEN
- GREAT LOCATION
- CLOSE TO COLLEGE ROAD
- POTENTIAL TO EXTEND (stc)



Kensal Rise & Queens Park

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DESCRIPTION

This charming Victorian conversion boasts two generously sized bedrooms, a stylish modern kitchen and bathroom, and a stunning reception room featuring a south-facing bay window with bespoke shutters.

Beautifully presented throughout, the property is in excellent condition and offers an ideal opportunity for first-time buyers.

A particular highlight is the delightful private rear garden, perfect for relaxing or entertaining.

The property also offers huge potential to extend to the rear and into the side return, creating a stunning open-plan living space (subject to the usual planning consents).

Retaining many original period features and character throughout, this exceptional home also benefits from a share of freehold and is ideally positioned on a sought-after residential street.





LOCATION

This well-located flat on Buchanan Gardens offers the perfect balance of convenience, community, and connectivity. Just a short stroll away, College Road is home to a variety of popular local spots, including L’Anglo’s Italian Deli, the lively Island Pub and Restaurant, and the beloved Morty and Bobs Café, perfect for weekend brunches or coffee catch-ups. For outdoor enthusiasts, the property is ideally positioned between two of the area’s finest green spaces, Roundwood Park and Queen’s Park, both offering peaceful retreats and plenty of space to unwind.

Commuters are well served by excellent transport links, with Kensal Green station (Bakerloo Line, London Overground) located less than 500 metres from your doorstep, providing quick and easy access to Central London and beyond. This location comes highly recommended for anyone seeking a vibrant, well connected London lifestyle.

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



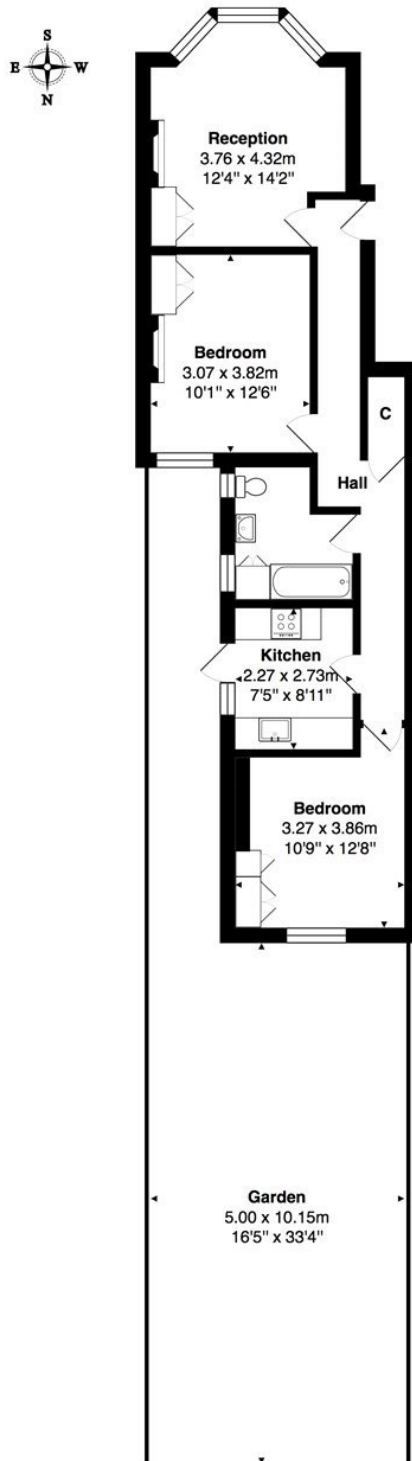
<https://www.winkworth.co.uk/sale/property/KQP160236>

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:** Share of Freehold
- Term:** 91 year and 5 months
- Council Tax Band:** D
- EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		



Total Area: 62.3 m² ... 671 ft² (excluding garden)

All measurements are approximate and for display purposes only

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