



Keslake Road, Queens Park, London, NW6

£800,000 *Share of Freehold*



A beautiful two double bedroom ground floor flat in a period conversion with complete private garden, offered in excellent condition throughout and close to the array of amenities and transport links both Kensal Rise and Queens Park has to offer.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- PERIOD FEATURES
- PRIVATE GARDEN
- SHARE OF FREEHOLD
- EXCELLENT CONDITION
- SHORT WALK TO QUEENS PARK ITSELF



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

This lovely flat has two good sized bedrooms, with both bedrooms benefitting from bespoke wardrobes, period corning, and stunning feature fire places.

The kitchen has recently been replaced but has retained a classic shaker style, with integrated appliances, and ample counter and cupboard storage. Similarly, the bathroom is a newly tiled three-piece suite with high quality fittings and rain head shower in the bathtub.

The reception room is located to the rear of the property, with space for a dining area, and French doors providing direct access on to the private garden.

The garden is completely private and has been designed for ease of maintenance with shingled patio area immediately off

the reception room, and lawned to the rest with raised sun deck at the rear. This garden is perfect for outdoor dining and entertaining.

There is further potential to extend the property (STPP) similar to other neighbouring properties.

Throughout, the flat is in excellent condition and viewing therefore comes highly recommended.





LOCATION

Keslake Road is a fantastic location with Queens Park itself a short walk from the flat. Any buyer would comfortably be able to use the amenities of either Salusbury Road or Chamberlayne Road. Transport links are excellent at either Queens Park Station (Bakerloo, Overground and National Rail) or Kensal Rise Station (Overground), which links to Hampstead Heath eastbound or to Westfield and Clapham Junction in the opposite direction. There is an abundance of eateries, pubs and cafes on both Salusbury and Chamberlayne Road and the property is in the catchment for the popular Ark Franklin School.

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



<https://www.winkworth.co.uk/sale/property/KQP250382>

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

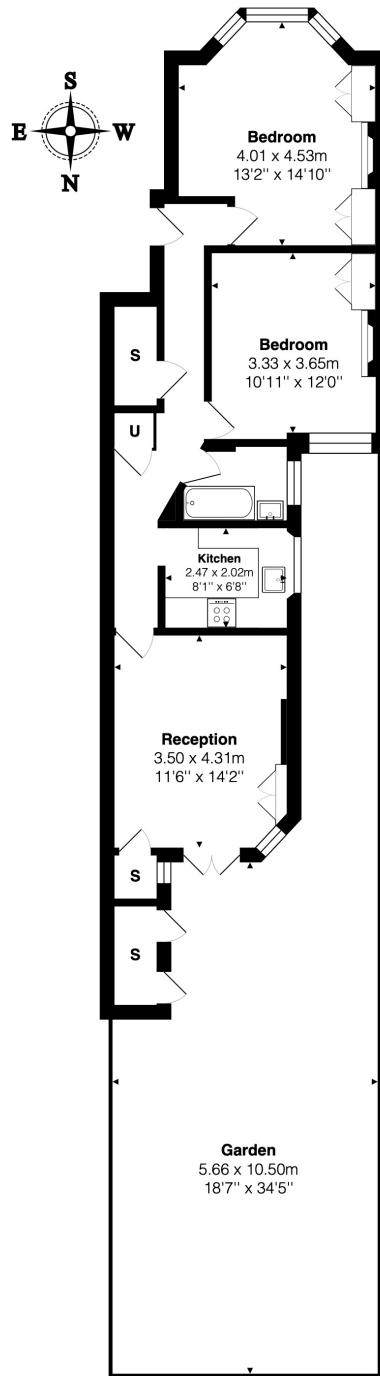
Tenure: Share of Freehold

Term: 987 year and 4 months

Service Charge: Ask Agent

Ground Rent: Ask Agent

Council Tax Band: D



Ground Floor

Total Area: 67.7 m² ... 729 ft² (excluding garden)

All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.