



All Souls Avenue, London, NW10

£435,000 *Share of Freehold*



A stylish and modern one double bedroom top floor apartment, with private south-east facing balcony/sun terrace, offered in excellent condition and share of freehold.

#### KEY FEATURES

- Top floor modern apartment
- Share of Freehold
- Excellent condition
- Private South-East Facing Balcony/sun-terrace
- Open-Plan Living/Kitchen Area
- Secure Entry System
- Secure bicycle storage



Kensal Rise & Queens Park

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## DESCRIPTION

Set within a modern and well-maintained building, this bright and contemporary one-bedroom apartment is presented in excellent condition throughout and offers 525 sqft of thoughtfully designed living space.

Located on the third (top) floor, the flat features a spacious open-plan kitchen and reception area, flooded with natural light with sliding patio doors leading directly onto a private south-east facing balcony/sun terrace – perfect for enjoying morning sun and outdoor dining. The sleek kitchen comes fully integrated with modern appliances.

Along the hallway, you will find the principle bedroom, which

benefits from ample wardrobe/storage space.

Additional highlights include a stylish tiled three-piece shower-room suite, with high quality fittings and finish.

Ideal for first-time buyer couples or professionals looking for a turn-key property that is situated in a sought-after location with excellent transport links, shops, and local amenities nearby. There is also a secure bicycle store for residents of the building.

Tenure - Share of Freehold.







## LOCATION

All Souls Avenue is known for its strong sense of community and proximity to a variety of local amenities. Located just a short walk away, College Road boasts an excellent selection of independent cafes, restaurants, and boutiques, providing a delightful mix of dining and eateries to suit every taste.

For transport links, Kensal Green Station is within easy reach for the Bakerloo line and direct trains to Euston for connections to other parts of central London and beyond. Kensal Rise Overground is also within walking distance, and easy to get to Westfield for shopping etc. Willesden Green station provides access to the Jubilee Line. For recreation, King Edward Park and Willesden Sports centre are a short walk away.

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



<https://www.winkworth.co.uk/sale/property/KQP250243>

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

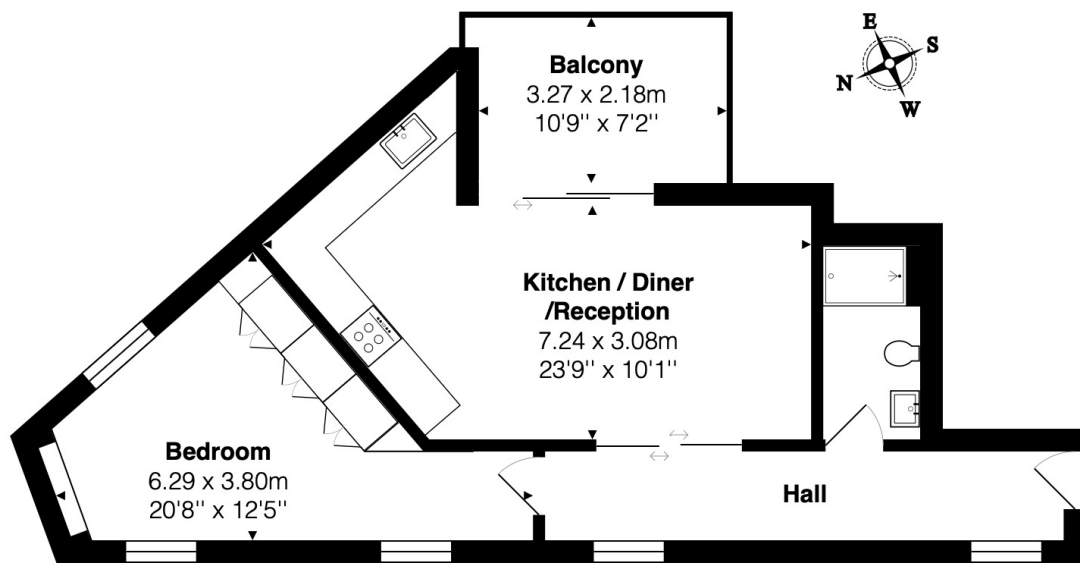
**Term:** 995 year and 3 months

**Service Charge:** £840 per annum

**Ground Rent:** Ask Agent

**Council Tax Band:** C

**EPC rating:** C



### Third Floor

Total Area: 48.8 m<sup>2</sup> ... 525 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

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