



Crediton Road, NW10

£925,000 *Share of Freehold*



A beautiful three bedroom, split level flat, with 48ft private garden and private balcony/terrace in this great location just to the north of Queens Park on Crediton Road.

KEY FEATURES

- SPLIT LEVEL
- PRIVATE 48FT GARDEN
- PRIVATE BALCONY/TERRACE
- STUNNING PERIOD CONVERSION
- SHARE OF FREEHOLD
- SOUGHT AFTER LOCATION



Kensal Rise & Queens Park

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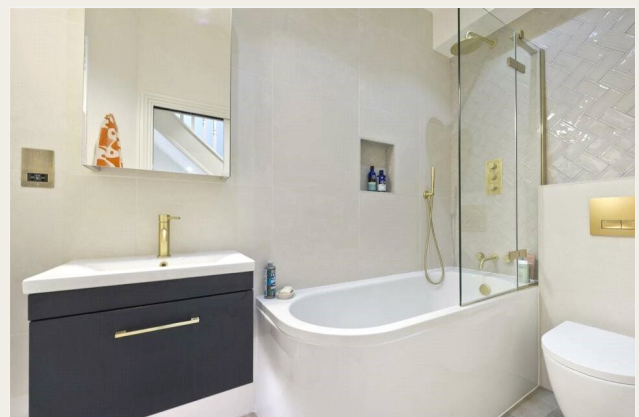


DESCRIPTION

This lovely well-proportioned property oozes character with a blend of period features and contemporary design touches. Accommodation measures 1,133 sqft over two floors and comprises of a bright and airy, full width reception and dining room, with sash bay window, working gas fireplace and bespoke storage to the alcoves of the chimney. This is a lovely entertaining space. The kitchen is located just off this room, which is of high quality with built in appliances and contrasting tiling. A superb principle bedroom overlooks the gardens to the rear, with vaulted ceilings, skylights and built in wardrobes. There is also a smaller bedroom located right next to the principle room, which can also work well as walk in wardrobe, study, or nursery. Alternatively, it can easily be opened up

completely to extend the size of the principle bedroom (see floor plan), or be made in to an en-suite. The main bathroom is a luxurious tiled three piece suite, with high quality fittings. A wide staircase leads you up to the converted loft, which is another spacious double bedroom with a private balcony/terrace overlooking the gardens, and ample eaves storage.

Furthermore the flat has a 48ft private and fenced garden, accessible along the side of the property. Being west facing, it is a great sun trap, and has been designed for ease of maintenance. This is an enormous space for garden parties, children to play, or to simply relax and soak up the sun. The property further benefits from Share of Freehold and garden shed/storage.





LOCATION

Crediton Road is a lovely tree lined street and is highly sought after due to its close vicinity to Queens Park itself and a wonderful array of amenities on your doorstep along Chamberlayne Road including a few favourites - The Chamberlayne, Cable Coffee House, The Lexi Cinema and Paradise by Way of Kensal Green. Transport links are great, with Kensal Rise Overground Station meaning easy access to Westfield or the opposite direction up to Hampstead Heath. The Bakerloo line and another branch of the London Overground can be found at either Queens Park or Kensal Green allowing access to Euston and Central London. Crediton Road is in the catchment for Ark Primary School which is regarded as one of the best in the area.

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

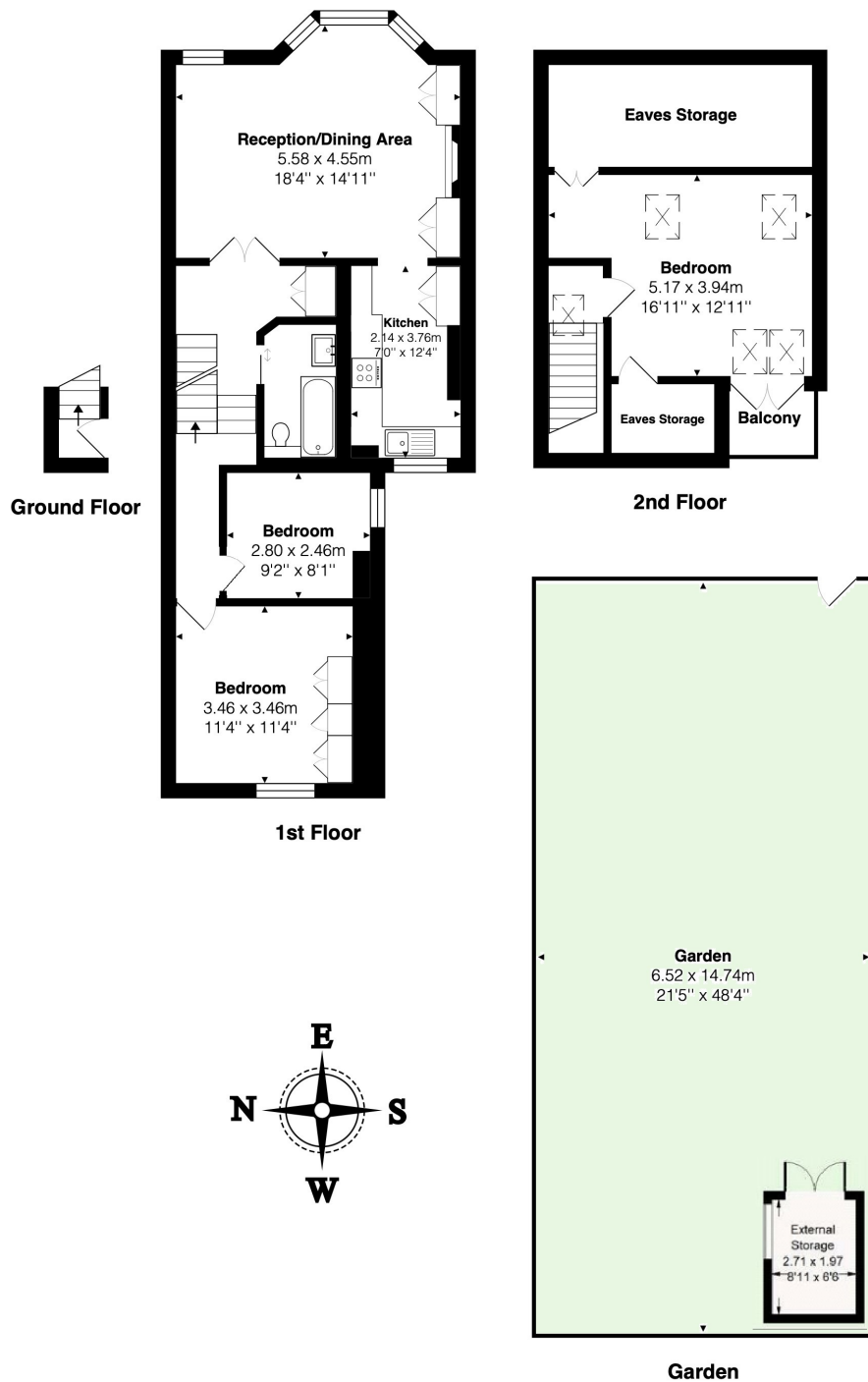


<https://www.winkworth.co.uk/sale/property/KQP190345>

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: 981 year and 4 months
Service Charge: Ask Agent
Ground Rent: Ask Agent
Council Tax Band: D
EPC rating: To be confirmed



Total Area: 105.2 m² ... 1133 ft² (excluding balcony, garden)
 All measurements are approximate and for display purposes only

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