



Warfield Road, London, NW10

£319,950 *Share of Freehold*



A unique and private one double bedroom, first floor flat, located in a gated development close to amenities and transport links.

KEY FEATURES

- PRIVATE GATED DEVELOPMENT
- SECURE RESIDENTS PARKING
- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- SHARE OF FREEHOLD
- CLOSE TO AMENITIES & TRANSPORT LINKS



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION

Accessed via a private gated entrance and cobbled street, we are pleased to offer a well presented one double bedroom, first floor flat with secure allocated residents parking.

The double bedroom is spacious with floor to ceiling fitted wardrobes. The bathroom is a fully tiled three piece suite, with the the 'L' shaped kitchen offering generous storage and counter space. There is also space for a breakfast table.

Finally, the separate reception room is a lovely space for cosy evenings, as well as entertaining.

Following a recent freshen up for sale, viewing of this property comes highly recommended. It further benefits from being offered with no-upper chain.





LOCATION

Warfield Yard sits within the popular Kensal Triangle and is set within easy reach of both Kensal Rise Station (Overground) and Kensal Green Tube Stations (Bakerloo Line & Overground). An abundance of local shops, bars and delis are on offer along Kilburn Lane, Chamberlayne Road and Regent Street, whilst also being within walking distance to Portobello Road and Labroke Grove, including the Sainsburys supermarket only a few minute walk away. The flat is also served by multiple bus routes going in all directions - No. 6, 18, 52, 452, 28.

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



<https://www.winkworth.co.uk/sale/property/KQP250475>

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

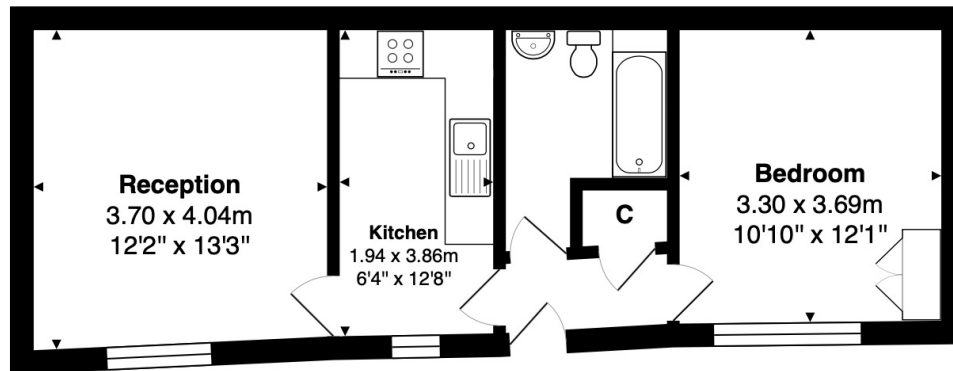
Service Charge: £189 pcm (paid in full till March 2026).

Ground Rent: £ 0

Council Tax Band: C

EPC rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



1st Floor

Total Area: 43.8 m² ... 471 ft²

All measurements are approximate and for display purposes only

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