



Ashburnham Road, Kensal Rise, NW10

£650,000 *Share of Freehold*



A delightful two bedroom ground floor flat in a period conversion with private garden, offered in excellent condition and close to the array of amenities and transport links Kensal Rise has to offer.

KEY FEATURES

- TWO BEDROOMS
- PERIOD CONVERSION
- PRIVATE GARDEN
- EXCELLENT CONDITION
- SHARE OF FREEHOLD
- NO UPPER-CHAIN



Kensal Rise & Queens Park

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DESCRIPTION

This lovely flat comprises of a stunning front facing reception room with high ceilings, period feature fire place, and large sash bay window.

Along the beautifully tiled hallway, you will find both bedrooms and bathroom which are located to the middle of the flat. Both bedrooms are good sizes, and the bathroom a fully tiled three piece suite with modern fittings. The kitchen is located to the rear of the flat, which has integrated appliances, ample counter space and storage facilities, and the added benefit of space for a table.

French doors also provide direct access on to the garden. The garden is completely private and has been designed for low maintenance with patio area immediately off the kitchen, and lawned to the far end with shed for storage. This is perfect for al-fresco dining and entertaining.

Finally, the property also has further potential to be extended to the rear and in to the side return area (STPP), similar to many other neighbouring properties.

Throughout, the flat is in excellent condition and offered with no upper chain.

Viewing therefore comes highly recommended.





LOCATION

Ashburnham Road really is in the heart of Kensal Rise. Situated on a sought-after road, this property enjoys a prime location in the very heart of Kensal Rise. Residents benefit from immediate access to the popular shops, cafés, and restaurants along both Chamberlayne Road and College Road, creating a vibrant and convenient lifestyle right on your doorstep. Excellent transport links include the No. 52 bus, offering a direct route to Notting Hill and Victoria, with Notting Hill reachable in under 10 minutes. For green space lovers, Queen's Park is just a short walk away, while the nearby Overground line provides easy access to the expansive Hampstead Heath.

This is a rare opportunity to enjoy the best of North West London living—combining connectivity, community, and character in one of the area's most desirable locations.

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



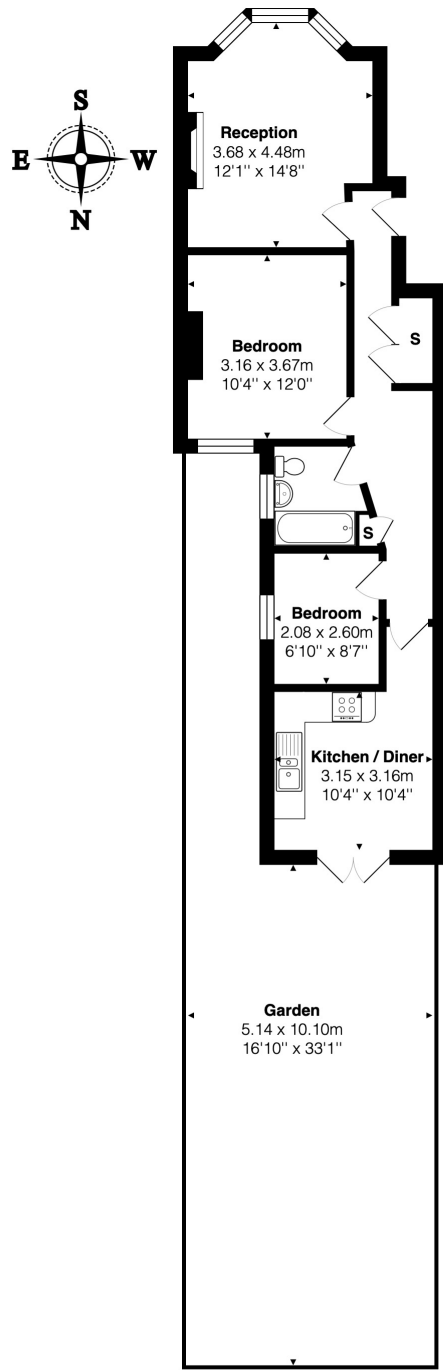
<https://www.winkworth.co.uk/sale/property/KQP250331>

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: 959 years
Service Charge: Ask agent
Ground Rent: Ask agent
Council Tax Band: C
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Total Area: 59.3 m² ... 638 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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