



## Chevening Road, NW6

£550,000 *Share of Freehold*



A well presented and spacious one bedroom flat, with private south facing garden and additional outbuilding.

### KEY FEATURES

- 645 SQFT
- PRIVATE SOUTH FACING GARDEN
- OUTBUILDING
- NO UPPER CHAIN
- SHARE OF FREEHOLD
- CLOSE TO AMENITIES & TRANSPORT LINKS



Kensal Rise & Queens Park

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### DESCRIPTION

This wonderful garden flat is spread across 645 sq ft and features a spacious open-plan kitchen and living and dining area, with windows on both sides that flood the space with natural light – this is ideal for entertaining. The generously sized bedroom offers plenty of room for wardrobes and further storage, as well as providing direct access to the private rear garden. The bathroom is a well-appointed three piece suite. A wide entrance hall includes built-in utility space and ample storage.

Outside, the private rear garden is framed by mature trees and offers a perfect setting for barbecues and outdoor entertaining. Being directly south facing, it is a great sun trap. An additional outbuilding adds flexibility, ideal for use as a studio, office, or gym.

The property further benefits from no upper chain, and share of freehold.





## LOCATION

Chevening Road is one of Queen's Park's most sought-after streets, offering close proximity to the park and excellent transport links via the London Overground at Kensal Rise or the Bakerloo line at Queen's Park and Kensal Green. A variety of amenities can be found on the popular Chamberlayne Road and nearby Salisbury Road.

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



<https://www.winkworth.co.uk/sale/property/KQP240349>

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:** 92 year and 0 months

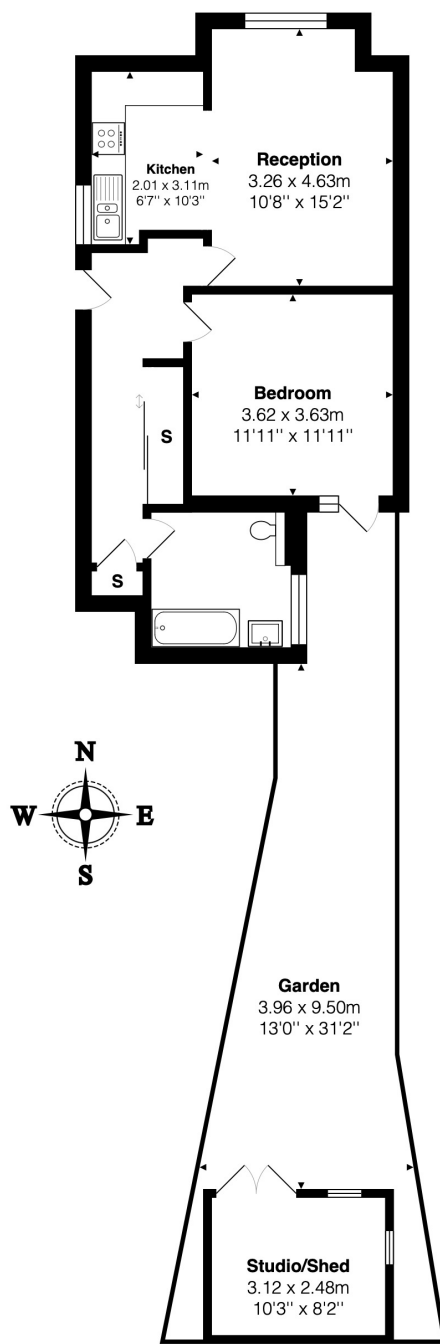
**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	78 C
39-54	E		
21-38	F		
1-20	G		



**Lower Ground Floor**

Total Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

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