



Buchanan Gardens, Kensal Rise, NW10

£550,000 *Share of Freehold*



A Beautiful Two-Bedroom First Floor Flat in a Charming Victorian Conversion, with Share of Freehold

KEY FEATURES

- SHARE OF FREEHOLD
- TWO BEDROOMS
- CHAIN-FREE
- CLOSE TO TUBE AND OVERGROUND & TUBE STATIONS
- FIRST FLOOR FLAT
- PERIOD VICTORIAN CONVERSION



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

Located within an period Victorian conversion, this spacious first floor flat boasts a Share of Freehold and a chain-free sale. This property is an ideal opportunity for homeowners and investors alike.

The accommodation features a bright and generously proportioned front reception and dining room, complete with a feature fireplace and an attractive south facing sash bay window that floods the space with natural light. The separate modern kitchen is finished in sleek, handle less white high-gloss units.

There are two well-sized bedrooms, a contemporary bathroom, and a separate WC for added convenience. Presented in excellent condition throughout, this flat is ready to move into.

Viewing is highly recommended to fully appreciate all that this stunning flat has to offer.





LOCATION

Buchanan Gardens is a stone's throw from the popular independent high street, College Road, with its array of shops, delis, coffee shops and the Island GastroPub.

This location also serves well for Kensal Rise Station and Kensal Green Station, which are less than a 1/4 mile from the front door meaning easy access to both branches of the London Overground and the Bakerloo line at Kensal Green.

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



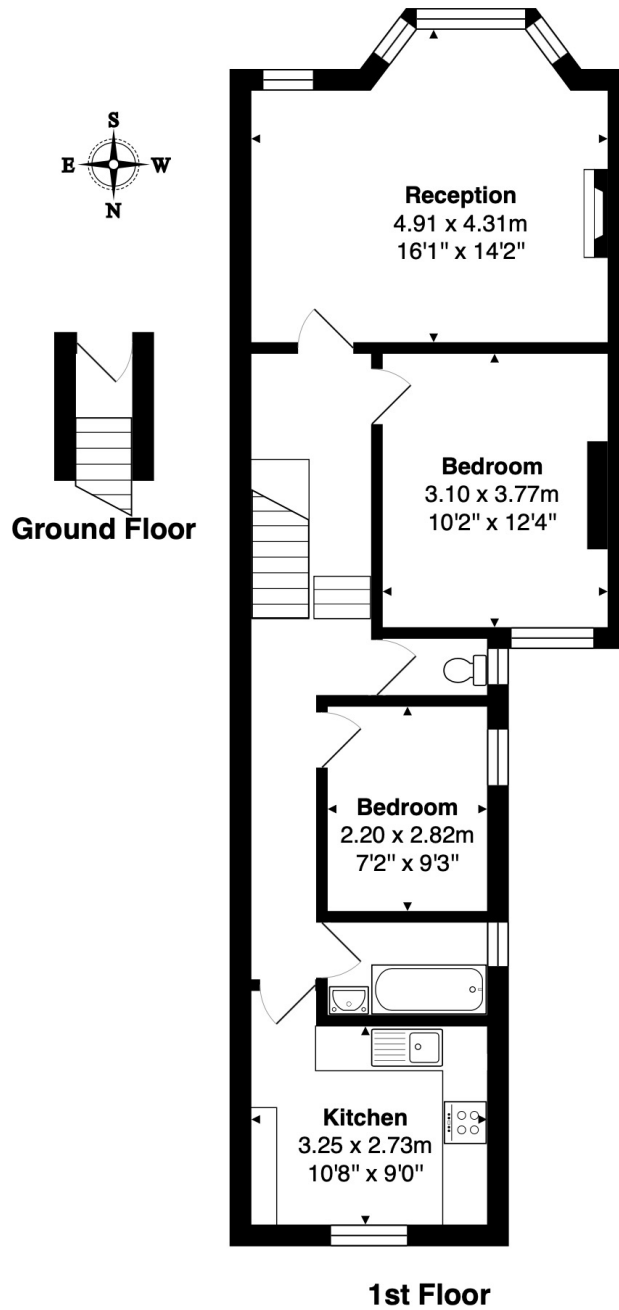
<https://www.winkworth.co.uk/sale/property/KQP210434>

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: Ask Agent
Ground Rent: Ask Agent
Council Tax Band: D
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 66.2 m² ... 713 ft²

All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.