



Leighton Gardens, NW10

£620,000 *Leasehold*



A stunning and characterful two double bedroom, first floor flat in a period conversion, with further potential to extend in to the loft space (STPP).

KEY FEATURES

- FIRST FLOOR FLAT
- LOFT SPACE DEMISED
- POTENTIAL TO EXTEND (STPP)
- EXCELLENT CONDITION
- TWO DOUBLE BEDROOMS
- VICTORIAN CONVERSION



Kensal Rise & Queens Park

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DESCRIPTION

This beautifully presented flat has been finished to an exceptional standard throughout and offers potential for further development/extension, with the loft space already being demised.

The property features a spacious, full-width reception and dining room at the front, with sash bay window flooding the space with natural light. Original stripped wooden floors add warmth and character.

Both bedrooms are generous doubles, located at opposite ends of the flat, each benefiting from floor to ceiling built in storage.

Located to the middle of the flat, the modern kitchen offers ample storage and attractive wooden countertops. The bathroom is fully tiled three piece suite, with high quality fittings, including a rain shower head

Occupying 732 sq ft, the flat also benefits from new double glazing and a recently installed boiler.

There is considerable scope to add value and space, as seen in similar properties along the road which have extended into the loft to create additional bedrooms, bathrooms, and even roof terraces (STPP).

Viewing comes highly recommended.





LOCATION

Leighton Gardens is ideally located to take advantage of the amenities of both Chamberlayne Road and College Road. The array of independent shops, Gastropubs and coffee shops, including great transport links at Kensal Rise, Kensal Green and Queens Park are a great draw to the area. If it's green spaces that you are looking for then the property is sandwiched between Queen's Park to the East, with Roundwood and King Edwards Parks to the West.

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



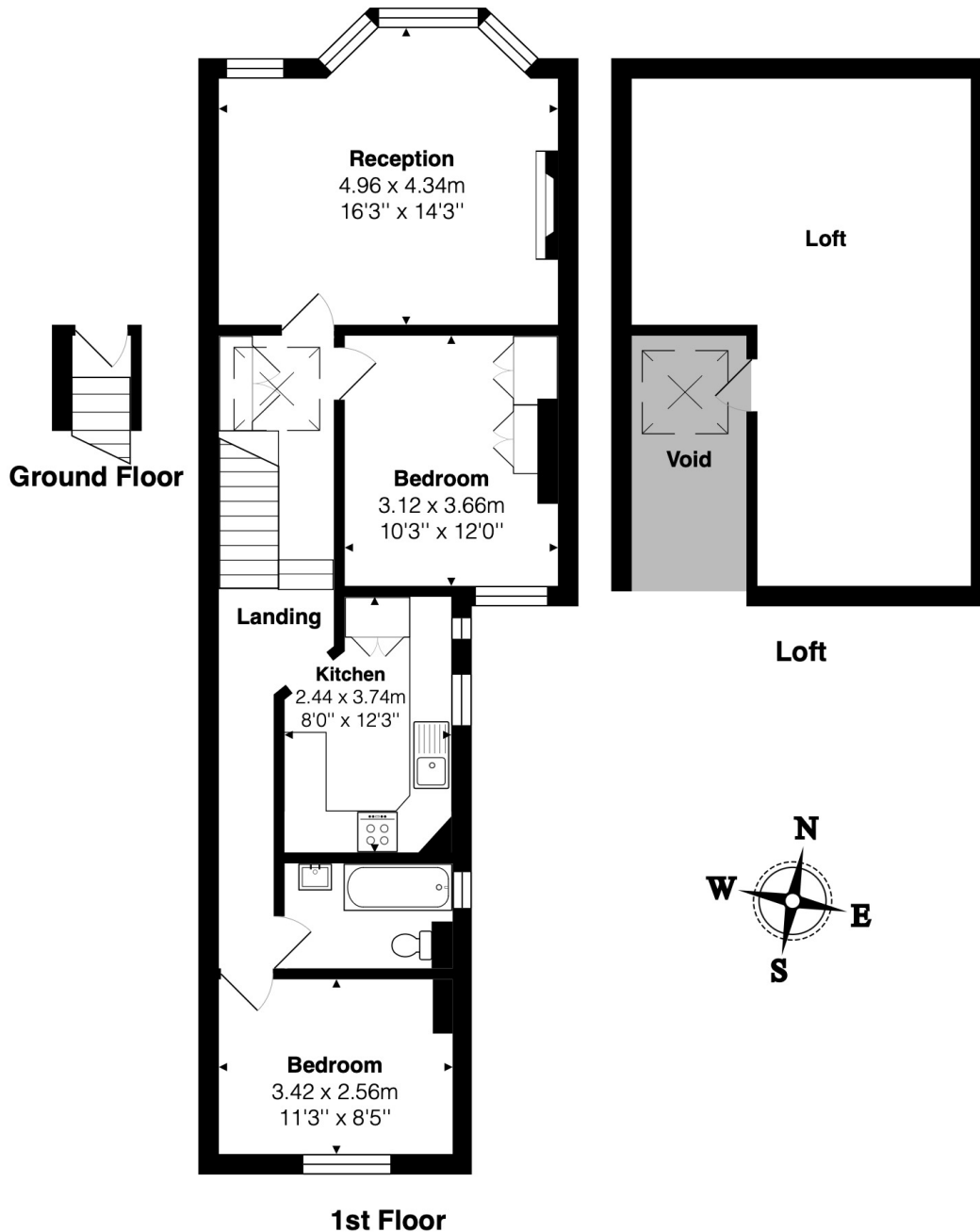
<https://www.winkworth.co.uk/sale/property/KQP250206>

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: Leasehold
Term: 86 year and 8 months
Service Charge: £280 per annum
Ground Rent: £ 10 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	77 C
39-54	E		
21-38	F		
1-20	G		



Total Area: 68.0 m² ... 732 ft² (excluding loft, void)

All measurements are approximate and for display purposes only

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