



Chamberlayne Road, Kensal Rise, NW10

Offers In Excess Of £500,000 *Leasehold*



A stunning contemporary and interior designed one double bedroom apartment, spread across 537 sqft with private balcony and panoramic views across central London.

KEY FEATURES

- PANORAMIC VIEWS ACROSS CENTRAL LONDON
- SOUTH FACING PRIVATE BALCONY
- INTERIOR DESIGNED
- LIFT ACCESS
- CLEAN AIR CIRCULATION SYSTEM
- FITTED WARDROBES



Kensal Rise & Queens Park

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DESCRIPTION

An immaculately presented and contemporary apartment, located on the fourth floor with lift access within a popular modern development.

The flat comprises of a spacious open plan reception room, with fully fitted kitchen and dining area. Floor to ceiling glass floods this room with natural light, and provides direct access on to the private south facing balcony with uninterrupted panoramic views across central London. This really is the pièce de résistance.

The principle bedroom is generously sized, with fitted wardrobes and similar views as from the balcony. The main bathroom is a modern and fully tiled three piece suite, with storage facilities. Furthermore, the flat benefits from a separate utility cupboard, clean air circulation system, and large residents/communal roof terrace.

Viewing comes highly recommended as you will not be disappointed.





LOCATION

Thandie House is in a great location being close to both Chamberlayne and Salusbury Roads with the array of amenities on offer. Excellent transport links include the No. 52 bus to Ladbroke Grove, Notting Hill and Victoria, as well as No. 18 along Harrow Road to Euston. Kensal Rise, Queens Park and Kensal Green are all within short walking distance, to access both the London Overground lines, and the Underground (Bakerloo Line). Queens Park itself is also a short walk away for recreation, as is the large Sainsbury's supermarket, and Grand Union Canal for walks in to Portobello Road and Golborne Road. The Moberly sports centre on the ground floor provides gym and pool facilities right on your doorstep.

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



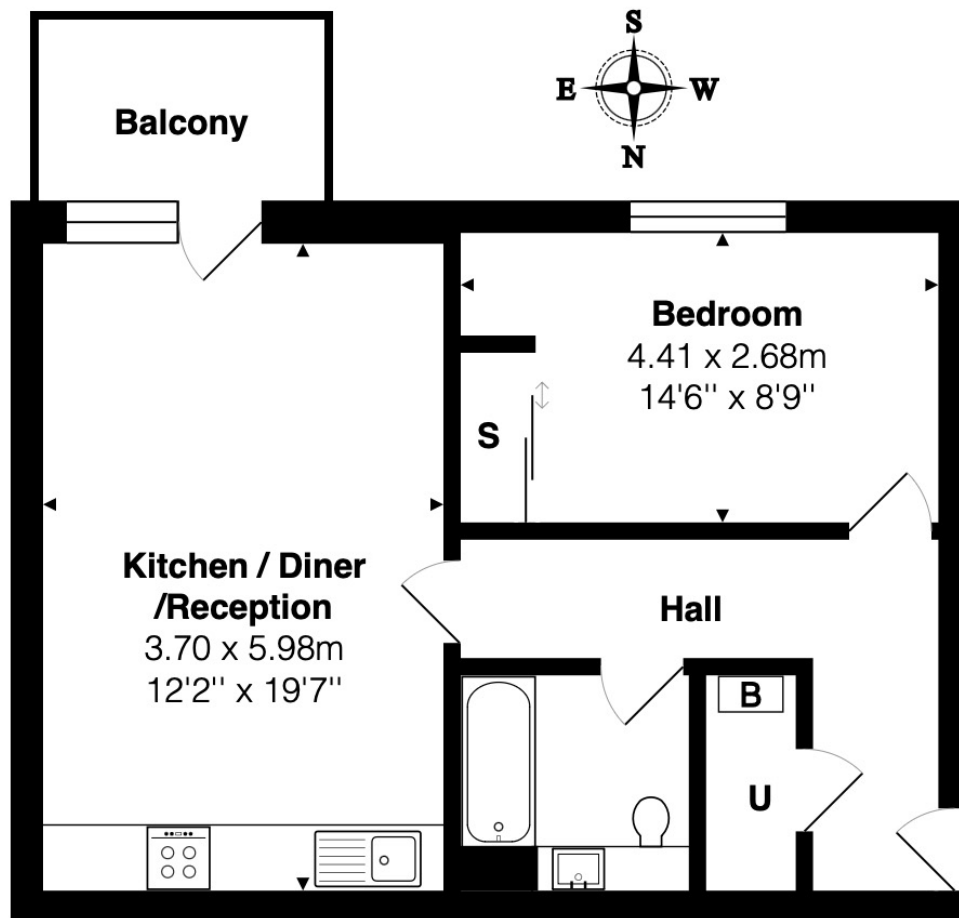
<https://www.winkworth.co.uk/sale/property/KQP250379>

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: 240 year and 3 months
Service Charge: £3172.4 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: C
EPC rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



4th Floor

Total Area: 49.9 m² ... 537 ft²

All measurements are approximate and for display purposes only

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