



ELM HOUSE, BRIAR WALK, LONDON, W10
£450,000 LEASEHOLD

GREAT PURPOSE BUILT DUPLEX FLAT CLOSE TO THE AMENITIES OF KENSAL RISE AND QUEENS PARK

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



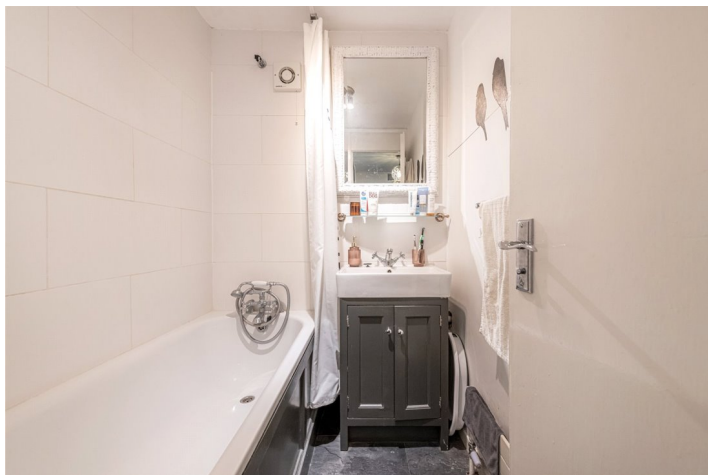
This bright purpose built flat presented throughout in a modern style offers space, location and value for money. Located in a gated development, the property has been modernised by the current owners and comprises of an eat-in fully fitted kitchen and separate reception room. Both double bedrooms are spacious and the bathroom offers both bath and shower facilities with a separate WC.

The property is off Harrow road and close to Chamberlayne Road which offers great restaurants, pubs, vintage shops and other local amenities. Public transport includes Kensal Rise (Overground) and Kensal Green (Bakerloo Line & Overground) stations and numerous bus routes. EPC Rating C.



Winkworth

for every step...

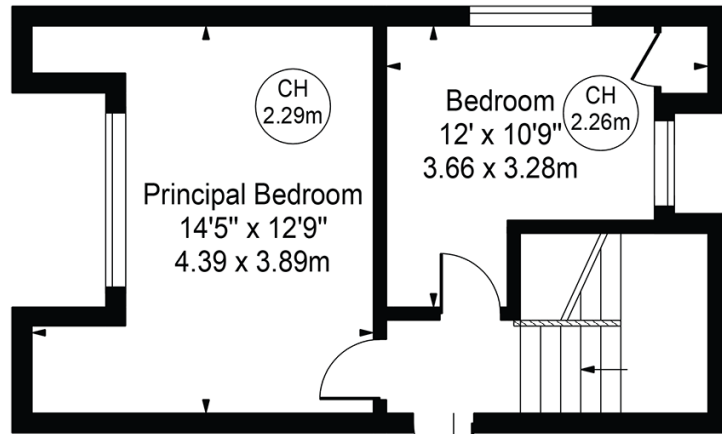


Winkworth

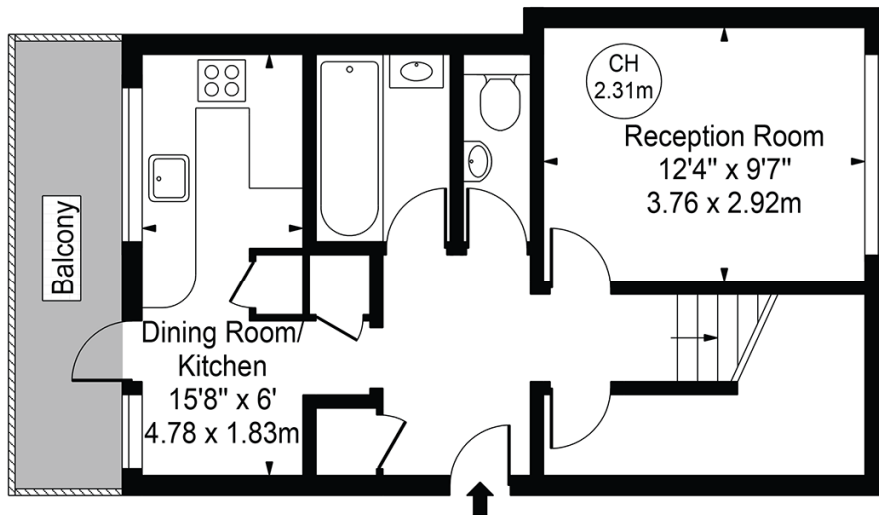
for every step...

Elm House

Approx. Gross Internal Area 759 Sq Ft - 70.51 Sq M



Third Floor
(322 Sq Ft - 29.91 Sq M)



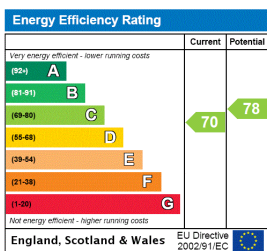
Second Floor
(437 Sq Ft - 40.60 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Winkworth

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

for every step...

winkworth.co.uk

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.