



Wakeman Road, Kensal Rise, NW10

£670,000 *Leasehold*



A bright and spacious two double bedroom first floor flat, located on a corner plot with dual aspect and the benefit of a private garden.

#### KEY FEATURES

- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- 909 SQFT
- PRIVATE GARDEN
- DUAL ASPECT/CORNER PLOT
- LONG LEASE REMAINING



Kensal Rise & Queens Park

0208 960 4947 | [kensalrise@winkworth.co.uk](mailto: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

A bright and spacious two double bedroom first floor flat, offering 909 sq ft of lateral accommodation, set on a corner plot and the rare benefit of a private garden with direct access.

Located on the first floor of a well-maintained period building, this unique property enjoys an abundance of natural light thanks to its dual aspect position. The reception room provides a comfortable and versatile living space, ideal for relaxing or entertaining. The kitchen is semi-open plan off this room, with direct access via staircase down to the private garden.

Both bedrooms are generously sized doubles with ample space for storage and additional furniture items. Located off the landing is the bathroom, which is finished to a modern standard with quality fittings and separate WC.

The standout feature is the private rear garden. This is a tranquil and secluded space ideal for summer dining, gardening, or simply unwinding outdoors. It is directly accessible via the kitchen, as well as gate on the street.







### LOCATION

Wakeman Road is an extremely popular location as Chamberlayne Road, College Road, Salusbury Road are easily accessible. The area is filled with independent cafes, vintage boutiques, pubs - a few favourites such as Whippet Inn, and popular eateries such as Sacro Cuore Pizza, Paradise bar and Parlour.

For transport links - Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overground) stations plus the No.18 bus route to Euston are within easy reach. Jaego's House members club has also proven to be very popular with local residents.

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

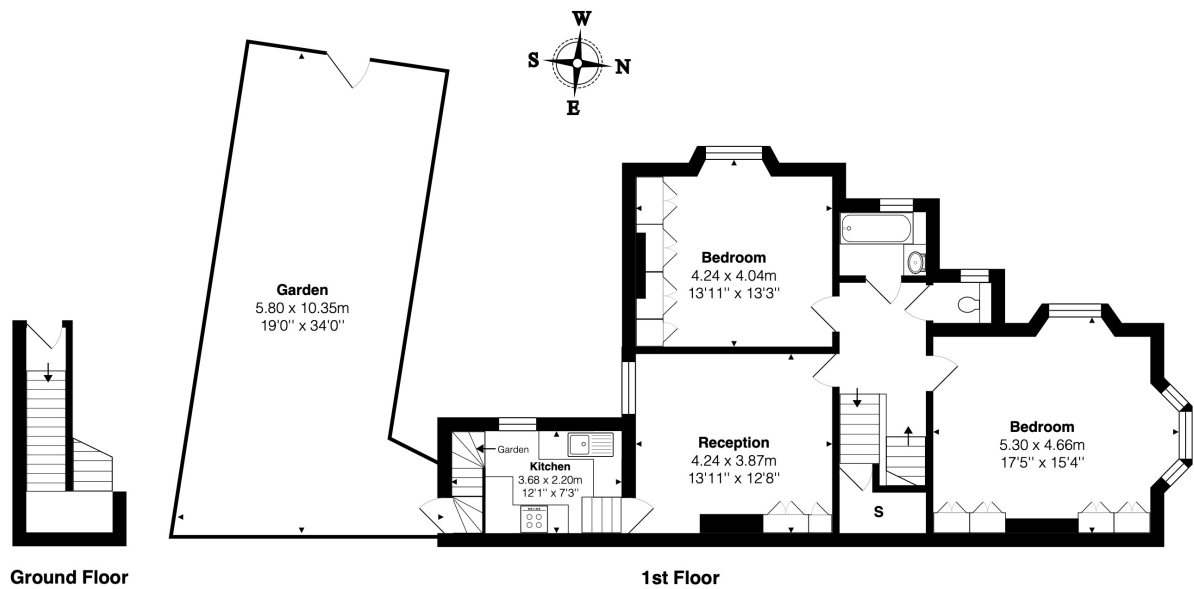


<https://www.winkworth.co.uk/sale/property/KQP250338>

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:** 177 year and 0 months  
**Service Charge:** Ask Agent  
**Ground Rent:** Ask Agent  
**Council Tax Band:** D  
**EPC rating:** E



Total Area: 84.5 m<sup>2</sup> ... 909 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

**Kensal Rise & Queens Park**

0208 960 4947 | [kensalrise@winkworth.co.uk](mailto: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.