Drayton Road, London, NW10

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£320,000 *Leasehold*

One bedroom, garden flat, requiring modernising and with potential to extend (STPP). Offered with no upper chain.

KEY FEATURES

- NO UPPER CHAIN
- LONG LEASEHOLD REMAINING
- POTENTIAL TO EXTEND (STPP)
- REQUIRES MODERNISATION
- COMPLETE PRIVATE GARDEN
- CLOSE TO ROUNDWOOD PARK

Kensal Rise & Queens Park

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DESCRIPTION

This one-bedroom, private garden flat is a fantastic opportunity for anyone looking to put their own stamp on a property. Offered with no upper chain, it presents a hassle-free purchase.

The flat is currently in need of complete refurbishment, allowing for the perfect canvas to create a stylish and functional living space through careful renovation and extension (STPP) similar to others in the area.

One of the standout features is the large private garden, which could easily be transformed into a charming space, perfect for alfresco dining or relaxing in a private setting.

LOCATION

Drayton Road is well located for its easy access to the green spaces of Roundwood Park and Willesden Junction Station for access to the Bakerloo Line or Overground. The development of HS2 at Old Oak Common is also within easy access, as well as the amenities being built around it. There are some great shops, GastroPubs and cafe's in the immediate vicinity, such as Rubio's.

For drivers, the A40 and A406 are both easily accessible to get in and out of Central London.

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

https://www.winkworth.co.uk/sale/property/KQP230127

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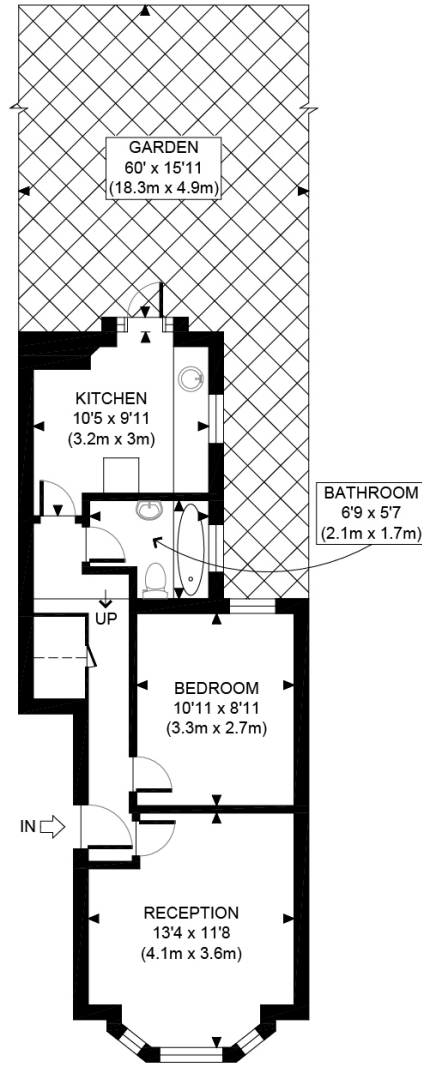
MATERIAL INFO

Tenure: Leasehold
Term: 99 year and 1 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually
Council Tax Band: B

GARDEN
60' x 15'11
(18.3m x 4.9m)

KITCHEN
10'5 x 9'11
(3.2m x 3m)

BATHROOM
6'9 x 5'7
(2.1m x 1.7m)

UP

BEDROOM
10'11 x 8'11
(3.3m x 2.7m)

IN ⇨

RECEPTION
13'4 x 11'8
(4.1m x 3.6m)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 445 SQ FT

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APPROX. GROSS INTERNAL FLOOR AREA 445 SQ FT / 41 SQM	Drayton Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 02/12/25
	photoplan

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