



Berens Road, NW10

£699,995 *Leasehold*



A fantastic split level apartment in a great location within Kensal Green, close to amenities and transport links

#### KEY FEATURES

- 1046 SQ.FT
- TWO DOUBLE BEDROOMS
- ROOF TERRACE
- RECENTLY RENOVATED
- CLOSE TO TRANSPORT
- GREAT LOCATION



Kensal Rise & Queens Park

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## DESCRIPTION

This beautifully presented split-level apartment offers over 1,040 sq.ft of bright and versatile living space across the first and second floors.

Featuring two generously sized double bedrooms including a stunning loft-style principal suite with a modern en-suite shower room this home perfectly balances comfort and style.

The heart of the property is a striking open-plan living area, thoughtfully designed to accommodate relaxing, dining, and entertaining, with ample room for all.

A contemporary family bathroom adds to the appeal, while the property's excellent condition throughout means you can move straight in.

Additional highlights include a long lease and no upper chain, making this a fantastic opportunity for both homeowners and investors.



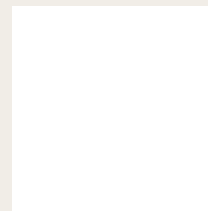




## LOCATION

Berens Road is ideally situated in the southerly part of Kensal Green near Chamberlayne Road and Harrow Road. Kensal Green Tube station is only 400m away (Bakerloo line zone 2) and there is easy access to nights out in Notting Hill via the 52 bus (10mins). If its local interest there is an array of shops, bars and restaurants on your doorstep including the Paradise by Way of Kensal Green, William IV and a huge Sainsbury's superstore off Ladbroke Grove. If its green spaces you are looking for then Queens Park itself is a short walk away. Highly Recommended.

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



<https://www.winkworth.co.uk/sale/property/KQP240207>

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

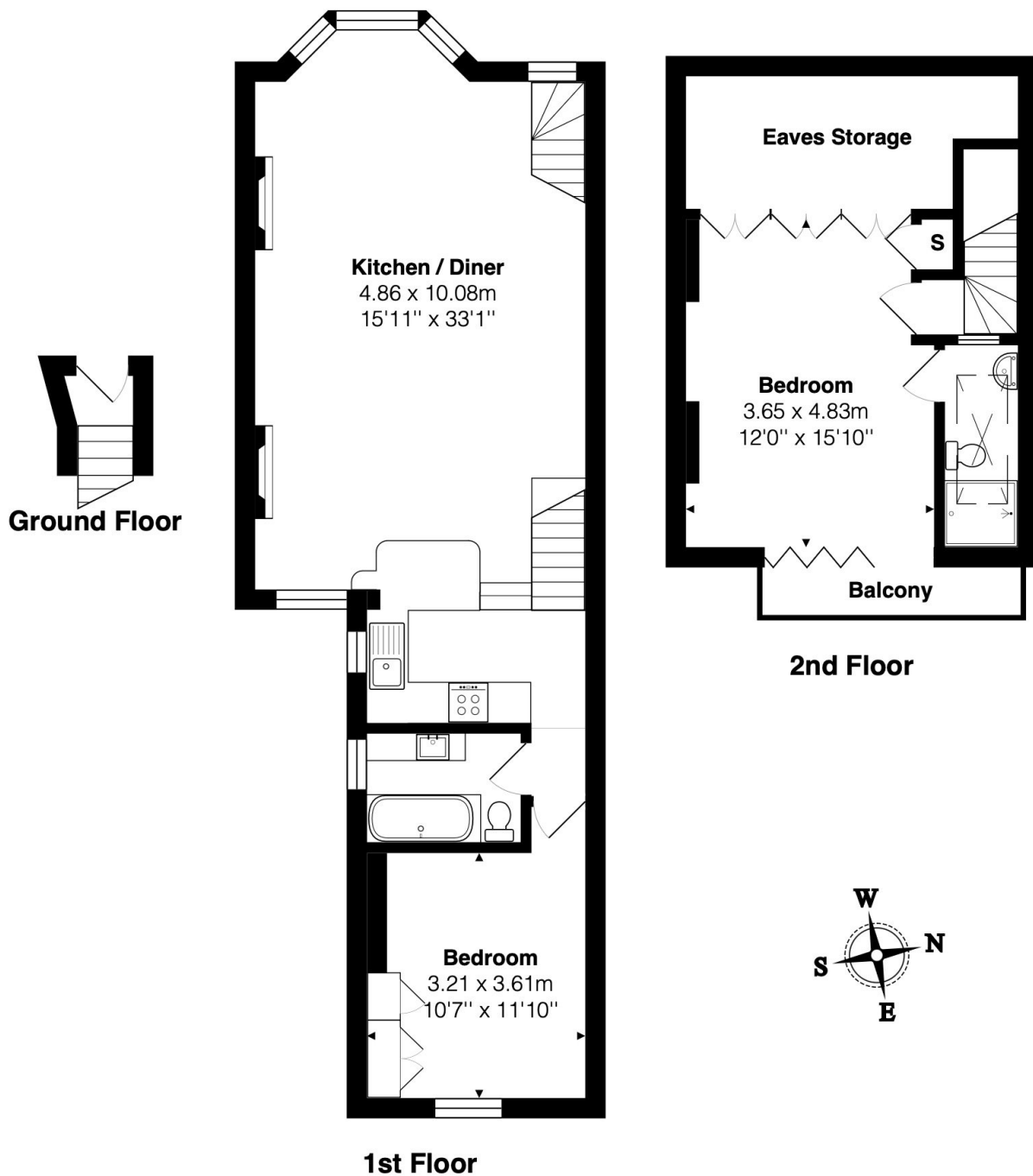
**Tenure:** Leasehold

**Term:** 92 year and 2 months

**Council Tax Band:** E

**EPC rating:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Total Area: 97.2 m<sup>2</sup> ... 1046 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

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