



Purves Road, Kensal Rise, NW10

£550,000 *Leasehold*



A characterful and well-presented two bedroom ground floor flat, with private garden located in the heart of Kensal Rise on Purves Road.

KEY FEATURES

- PRIVATE REAR GARDEN
- TWO BEDROOMS
- CENTRALLY LOCATED TO TRANSPORT LINKS & AMENITIES
- EXCELLENT CONDITION THROUGHOUT
- CATCHMENT FOR PRINCESS FREDERICA SCHOOL
- QUIET STREET
- NEWLY PAINTED AND DECORATED



Kensal Rise & Queens Park

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DESCRIPTION

This lovely flat comprises of a light and airy reception room to the front of the property, with large sash bay window and high ceilings. Located to the middle of the property is the kitchen with ample counter and unit space. The shower room is a fully tiled three piece suite with modern fittings. The principle bedroom is located to the rear of the property, overlooking the garden, with the second bedroom also being a double room, providing direct access on to the garden.

The garden is paved with mature plants around the borders. This is a wonderful entertaining space, especially as we enter the spring and summer months. Overall, the flat is tasteful throughout and is presented in excellent condition having recently been completely painted and decorated, as well as newly refurbished floors throughout. Viewing comes highly recommended.





LOCATION

Purves Road is ideally located on quiet residential street which is a few moments from Kensal Green Underground (Zone 2, Bakerloo line) & Overground to Euston, allowing for quick and convenient access to Central London and other parts of the city. The no. 18 bus along Harrow Road also takes you to Euston. College Road is highly popular with independent shops, cafes and The Island GastroPub. Princess Frederica CE School is also within the catchment area and highly popular with families moving to the area.

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

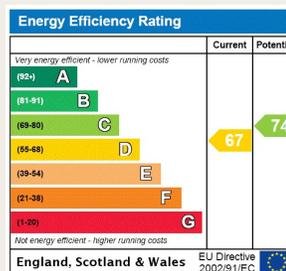


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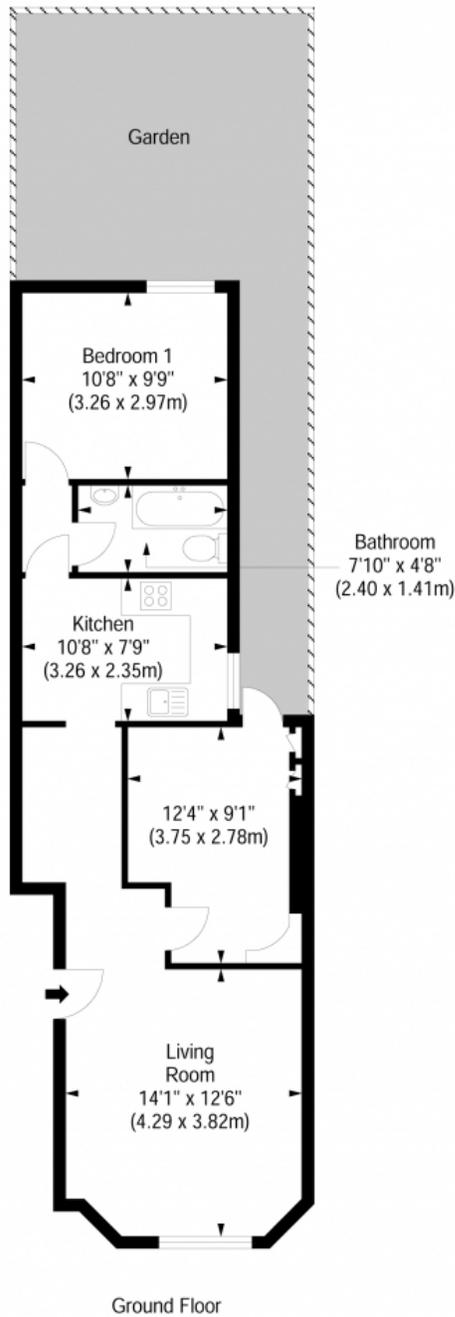
MATERIAL INFO

Tenure: Leasehold
Term: 95/96 years.
Service Charge: £1500 per annum
Ground Rent: £30 Annually (subject to increase)
Council Tax Band: B
EPC rating: C



Purves Road, NW10 5TB

Approximate Gross Internal Area 597 sq ft / 55.46 sq m



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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

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