



Wakeman Road, London, NW10

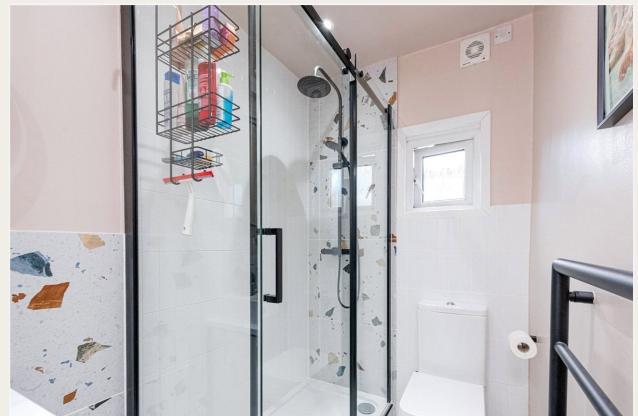
£525,000 *Share of Freehold*



Immaculately presented two double bedroom first floor flat in a period conversion, finished to a high standard throughout, located close to amenities and transport connections.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- NO UPPER CHAIN
- CLOSE TO BAKERLOO LINE & OVERGROUND STATION (KENSAL GREEN)
- EXCELLENT CONDITION
- BRIGHT AND AIRY FLAT



Kensal Rise & Queens Park

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DESCRIPTION

This beautifully presented flat is finished to an excellent standard throughout.

The property features a spacious, full-width reception and dining room at the front with sash bay window, herringbone flooring, and feature fireplace. Both bedrooms are well proportioned doubles, with the principle bedroom benefitting from floor to ceiling built in wardrobes.

The bathroom is three-piece suite, with high quality fittings, and stunning Terrazzo tiles.

To the rear of the flat is a modern kitchen with ample

counter and cupboard space. There is also room for a small table and chairs, perfect for breakfast or a coffee!

With no upper chain, and share of freehold, viewing of this flat comes highly recommended.





LOCATION

Located at the Kensal Green station end of Wakeman Road, the property is perfect to take advantage of the Bakerloo line, as well as the London Overground service in to Euston.

For local amenities and evenings out, you are spoilt for choice with Chamberlayne Road and College Road, or even taking the 52 bus in to Notting Hill should satisfy all needs. The Sainsburys superstore in Ladbroke Grove is also easily accessible.

There are excellent nursery and primary school options locally, and Queen's Park itself is less than a mile away from the flat.

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



<https://www.winkworth.co.uk/sale/property/KQP250441>

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: Share of Freehold

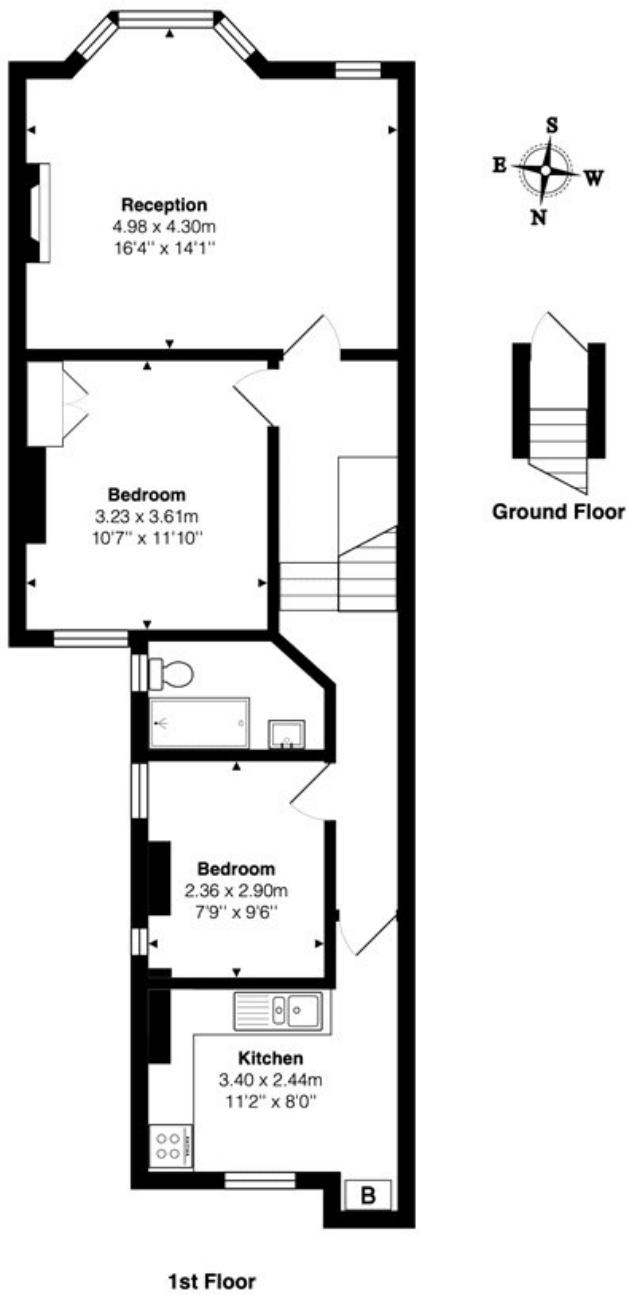
Service Charge: £0 per annum

Ground Rent: £ 0

Council Tax Band: C

EPC rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(38-54)	E	
(21-30)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



1st Floor

Total Area: 63.8 m² ... 687 ft²

All measurements are approximate and for display purposes only

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