



**WHITMORE GARDENS, KENSAL RISE, LONDON, NW10  
OFFERS IN EXCESS OF £475,000 LEASEHOLD**

**A BEAUTIFUL ONE BEDROOM, SOUTH FACING GARDEN FLAT IN A  
FANTASTIC LOCATION CLOSE TO THE AMENITIES OF BOTH  
COLLEGE ROAD AND CHAMBERLAYNE ROAD IN KENSAL RISE.**

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## LOCATION:

Whitmore Gardens is ideally situated for the amenities of either Chamberlayne Road or College Road. These include the London Overground at both Kensal Rise and Kensal Green, as well as the Bakerloo Underground Line. There are an array of cafes, restaurants and Gastropubs on both streets. This is the prime location in Kensal Rise and furthermore if its greens spaces you are interested in then Queens Park itself is a short walk away.



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## DESCRIPTION:

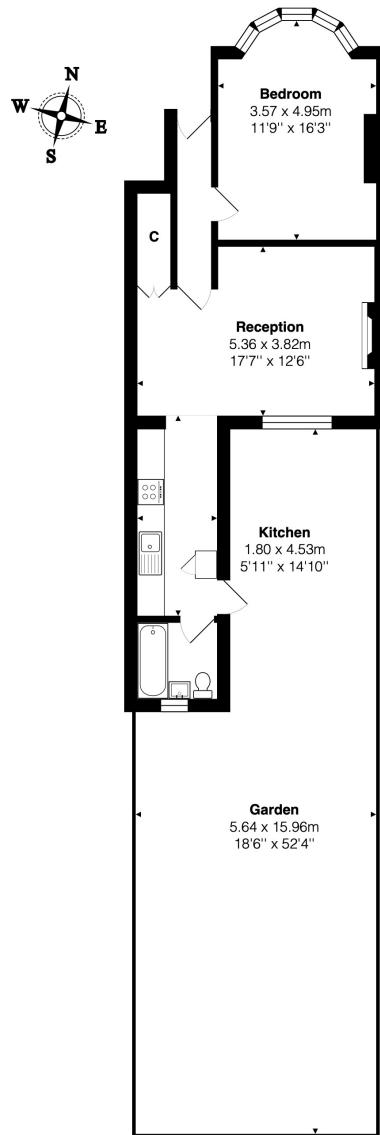
This lovely property has a bright and airy south facing reception and dining room with feature fire place and overlooking the garden. The kitchen is directly off the reception room and is modern with completely integrated appliances. The garden is directly accessible off the kitchen. To the front of the property, there is a spacious double bedroom with bay window. The bathroom is a modern three piece tiled suite with window and extractor.

Finally, the garden is completely private, and a great sun trap being South facing. There is also a shed for garden tools and furniture.

The property is offered in excellent condition and benefits from a long leasehold tenure.

Viewing comes highly recommended

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Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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