



Purves Road, NW10

£1,300,000 *Freehold*



A wonderful and extended, four bedroom end of terrace family home, close to local amenities, transport links and Schools.

KEY FEATURES

- FOUR DOUBLE BEDROOMS
- END-OF-TERRACE
- SOUTH FACING
- EXCELLENT CONDITION
- SHORT WALK TO BAKERLOO LINE & OVERGROUND
- GREAT CATCHMENT FOR SCHOOLS



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

This lovely family home is offered in excellent condition, benefitting from modern touches throughout. Spread over three floors, there is a fantastic loft conversion which is the principle bedroom, offering with a luxurious en-suite shower room and large bi-fold doors on the Juliet balcony. Being south facing, there are great views over London and an abundance of natural light. On the first floor there is a full width front bedroom with bay window and floor to ceiling built in storage, and two additional double bedrooms. The rear facing bedroom opens up via French doors on to a private terrace. This is a great sun trap. The family bathroom is a well-appointed and tiled three piece suite. On the ground floor, there is a through reception and dining room with windows on

both ends flooding the room with natural light. Off the hallway, you will find a guest WC located under the stairs. Finally, to the rear of the property is the contemporary handle-less kitchen space for a breakfast table, and garden room beyond which provides direct access on to the garden. The garden and side return is fully paved for ease of maintenance, and raised beds with tall fencing for further privacy. The property further benefits from scope to extend in to the side return area (STPP) similar to many other properties in the road and immediate area.

This is a wonderful home and viewing therefore comes highly recommended.





LOCATION

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 parents moving to the area.

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



<https://www.winkworth.co.uk/sale/property/KQP250234>

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: Freehold

Council Tax Band: D

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Purves Road, NW10

Approx. Gross Internal Area *

1571 Ft² - 145.95 M²

(Including Eaves Storage)

Approx. Gross Internal Area *

1468 Ft² - 136.38 M²

(Excluding Eaves Storage)

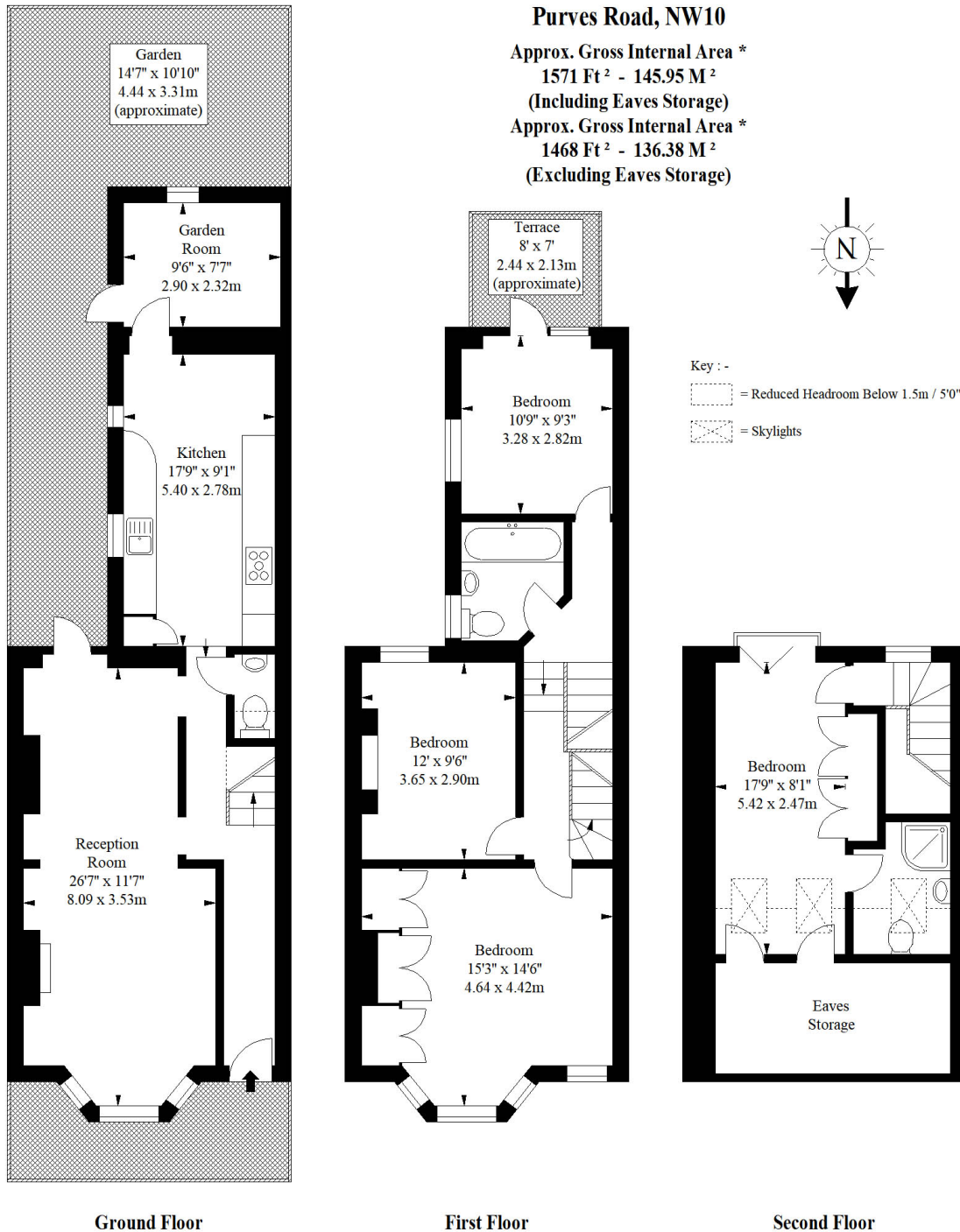


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

© International Floorplans.

Tel 0094 115 345958

www.ifpl.lk

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.