



Bolton Gardens, NW10

£650,000 *Share of Freehold*



A lovely two bedroom ground floor apartment with a private south facing garden, perfectly located close to Chamberlayne Road and Queen's Park

KEY FEATURES

- TWO DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- SHARE OF FREEHOLD
- NO UPPER CHAIN
- HUGE DEVELOPMENT POTENTIAL
- GREAT LOCATION



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

Offered with no onward chain, this charming two bedroom ground floor Victorian conversion flat is brimming with character and potential.

Ideally located on a sought-after residential street, this property features a spacious front reception room with period detailing, a well-proportioned kitchen, and a three-piece bathroom.

The real gem lies to the rear, a private south-facing garden, perfect for entertaining, relaxing, or creating your own urban oasis.

With scope to extend to the rear and side (subject to the necessary consents), this home presents a fantastic opportunity to add significant value and create a truly stunning residence tailored to your taste and lifestyle.

Further benefits include a share of the freehold, a great position on the street and the opportunity to develop and modernise to your own specification.





LOCATION

Set on a quiet residential street between Kensal Rise and Queen's Park, Bolton Gardens offers a fantastic mix of community spirit, great local amenities, and excellent transport links. It's a popular area for families, professionals, and anyone looking for a vibrant yet relaxed London lifestyle. Just around the corner, Chamberlayne Road is home to a lively selection of independent shops, cafés, and restaurants. Local favourite The Chamberlayne Pub serves up classic gastropub fare in a stylish setting, while the newly opened Vera's Café has quickly become a go-to spot for coffee and brunch. From sushi to wood-fired pizza, the variety of dining options makes this a standout high street in the area. Green space is another major draw. The expansive Queen's Park is only a short walk away and offers something for everyone tennis courts, a playground, café, farmers' market, and even a small animal farm. It's a real community hub, perfect for weekday walks or weekend family outings. Transport links are excellent. Kensal Rise Overground and Queen's Park Station (Bakerloo Line) provide quick access to central London, while the No. 52 bus runs directly to Ladbroke Grove and Notting Hill. Whether commuting or heading out for the weekend, getting around is easy and efficient.

MATERIAL INFO

Tenure: Share of Freehold

Council Tax Band: C

EPC rating: D

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

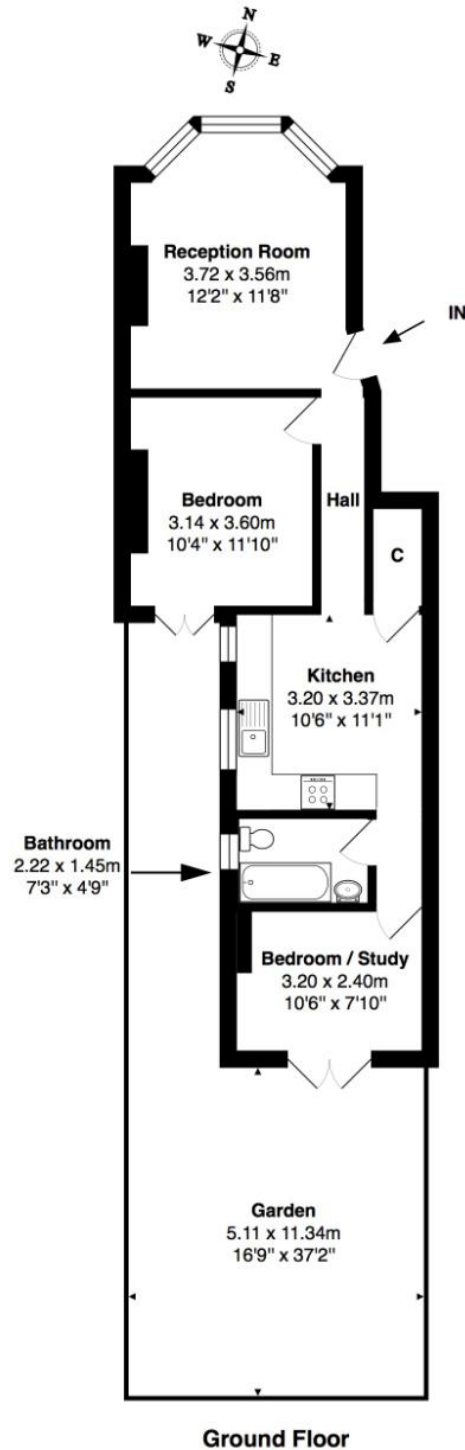


<https://www.winkworth.co.uk/sale/property/KQP250311>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

5A Bolton Gardens



Total Area: 60.1 m² ... 647 ft² (excluding garden)

All measurements are approximate and for display purposes only

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.