



**HARDINGE ROAD, KENSAL RISE, NW10**  
**GUIDE PRICE £1,500,000 FREEHOLD**

**HARRIS**  
**& COMPANY**

We are delighted to offer this 4 bedroom semi-detached residence which has been in the same ownership for over 45 years. In need of modernisation, the accommodation further comprises of a dual aspect reception, eat-in kitchen with direct access to a private garden. Off street parking and garage. Offering excellent scope to extend subject to the usual planning consents. Sole agent.

**LOCATION:** The property is set on a residential road just off the vibrant Chamberlayne Road which is to the east. Good proximity to transport links including Kensal Rise Overground, Kensal Green tube/BR Station (Bakerloo line) and bus routes. Easy walk to convenient local shops, Graceland's café and The Island gastro pub/ bar and eateries found on College Road.



**HARDINGE ROAD  
LONDON NW10**



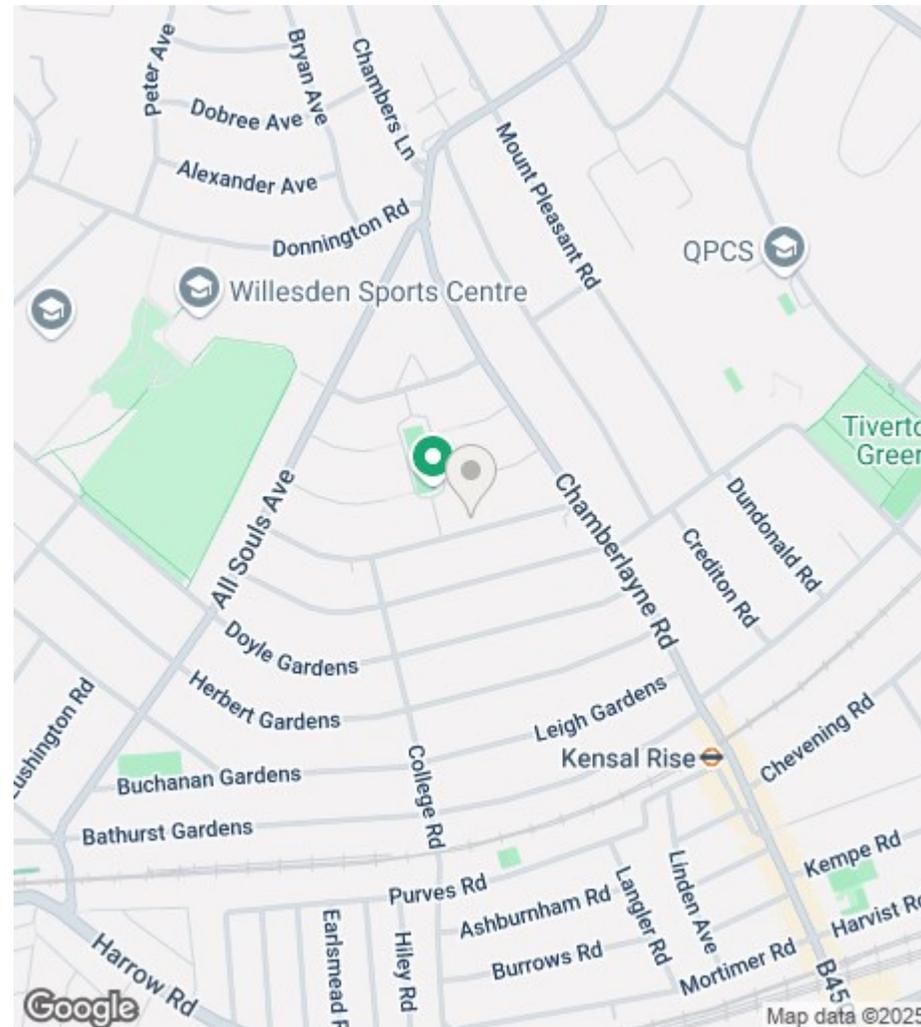
**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1359.05 SQ. FT / 126.26 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1491.12 SQ. FT / 138.53 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

Energy Efficiency Rating		Current	Desired
105 kWh/m <sup>2</sup> A	105 kWh/m <sup>2</sup> A		
81 kWh/m <sup>2</sup> B			
69 kWh/m <sup>2</sup> C			
55 kWh/m <sup>2</sup> D			
48 kWh/m <sup>2</sup> E			
41 kWh/m <sup>2</sup> F			
31 kWh/m <sup>2</sup> G			
Not energy efficient - higher heating costs			
England & Wales		EU Directive 2002/91/EC	

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