

PURVES ROAD, KENSAL GREEN, NW10

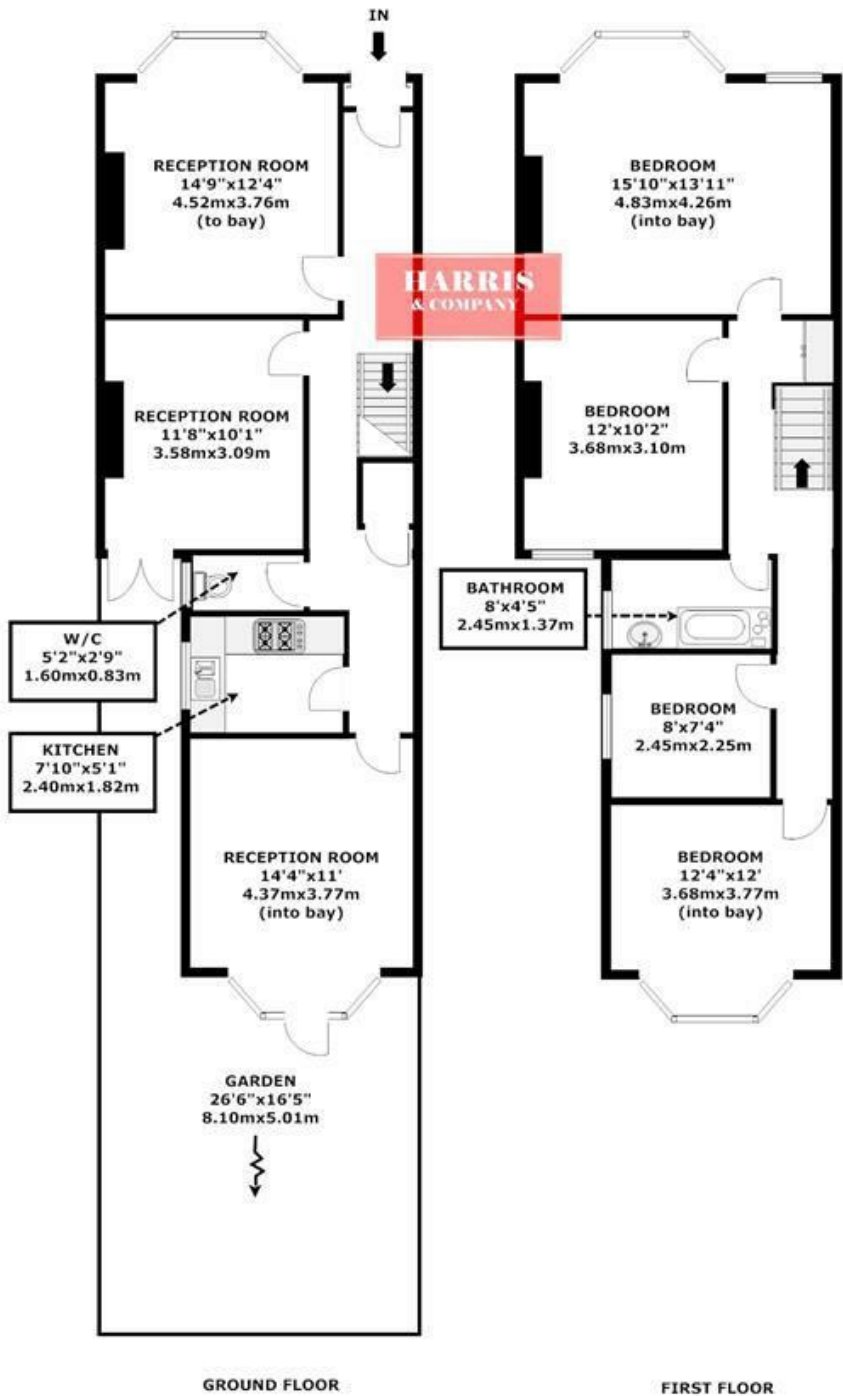
In need of modernisation, a 4 bedroom Victorian house which is in the same ownership for over 45 years. Further accommodation includes of 3 reception rooms (1 south facing), kitchen, bathroom and private patio garden. Excellent potential to convert loft space subject to obtaining planning consents.

Location: The property is set on the north side of this ever popular Purves Road. Walking distance to Kensal Green tube/BR Station (Bakerloo Line). Excellent access to Chamberlayne Road with its multiple shops and eateries.

- 4 BEDROOMS • 3 RECEPTION ROOMS • PRIVATE GARDEN • IN NEED OF REFURBISHMENT • CONVENIENT LOCATION • POTENTIAL TO EXTEND STPP

GUIDE PRICE £900,000 FREEHOLD

PURVES ROAD
LONDON NW10



APPROX. GROSS INTERNAL FLOOR AREA 1378.00 SQ FT / 128.00 SQ M

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	