



ANGONA ROAD NW10

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For Sale
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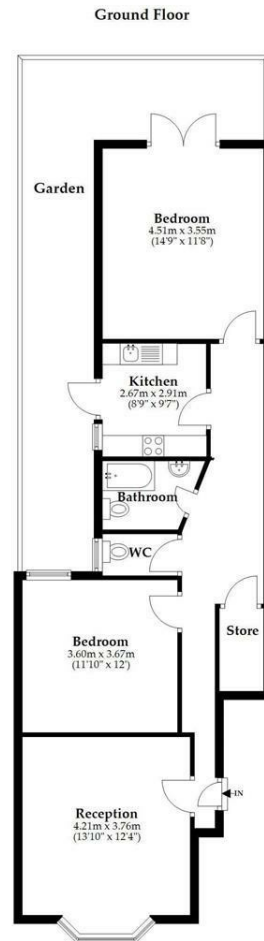
**Ancona Road, Kensal Rise,
London, NW10**

Guide Price £560,000 Leasehold

A rare opportunity to own a larger than average 2 double bedroom ground floor flat, converted from an end of terrace period house. With an extended layout and a private garden, this property offers huge potential to create a stylish, modern living space. Potential to extend further subject to planning consents. Requiring refurbishment and chain free, it's perfect for buyers looking for a project where they can truly make their mark. No upper chain.

Situated on Ancona Road at the junction with Wrotesley Road, the property benefits from excellent access to King Edwards Park and Elm Wood Tennis Courts. It's also within easy reach of the vibrant Chamberlayne Road, offering a variety of eateries, boutique shops, and transport links. The nearest station is Willesden Junction (Bakerloo line and Overground), making commuting straightforward and convenient."





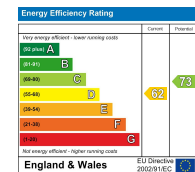
Total area: approx. 73.8 sq. metres (793.9 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Measurements are approximate and should not be relied upon. Buyers or tenants should satisfy themselves as to accuracy. Plan produced using PlanIt.

23 Ancona Road NW10



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



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