

Wenlock & Taylor



Purves Road, Kensal Rise
London, NW10 5TH
Price £539,950

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Excellent opportunity to acquire a chain free 613 sq.ft (57 sq.m) approx Ground Floor converted Flat situated close to both Kensal Green (Bakerloo & Lioness Lines) and Kensal Rise (Mildmay Line) stations. The accommodation comprises 2 bedrooms (one with built in wardrobes), 14ft reception, kitchen, bathroom/wc, south facing rear garden and has double glazed windows, some wood flooring and period style fireplace to the reception but does require updating. Situated in this tree-lined street, a short walk from the popular deli's/bars along College Road and Chamberlayne Road. Tenure is Freehold (share of) and also with a Lease running (96 years unexpired). Council Tax Band is 'C' (London Borough of Brent).



COMMUNAL ENTRANCE LOBBY

FLAT ENTRANCE & HALLWAY

with understairs meter cupboard, wood flooring, radiator, dado rail.

RECEPTION

14'6 (to bay) x 12'1 (to alcove) (4.42m (to bay) x 3.68m (to alcove))

with period style fireplace, wood flooring, double glazed windows, ceiling cornice and rose, radiator, dado rail.

BEDROOM 1

12'2 x 10'0 (to alcove) (3.71m x 3.05m (to alcove))

with radiator, ceiling cornice.

BEDROOM 2

10'7 (to depth of wardrobes) x 7'6 (3.23m (to depth of wardrobes) x 2.29m)

with built in wardrobes, radiator,

KITCHEN

10'6 x 6'11 (3.20m x 2.11m)

with inset sink/drainer, wall and base cupboards, work surface, tiled

splashback, breakfast bar, radiator, central heating boiler, door to rear garden.

BATHROOM/WC

with white suite comprising bath and shower attachment, pedestal wash hand basin, wc, tiled walls, panelled ceiling, towel radiator.

GARDEN

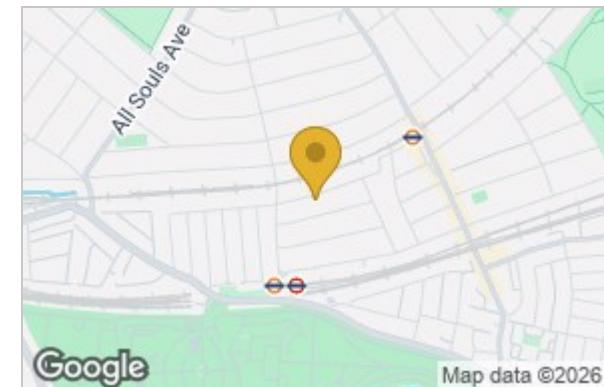
at rear 19ft x 16ft (visual estimate), south facing.

TENURE

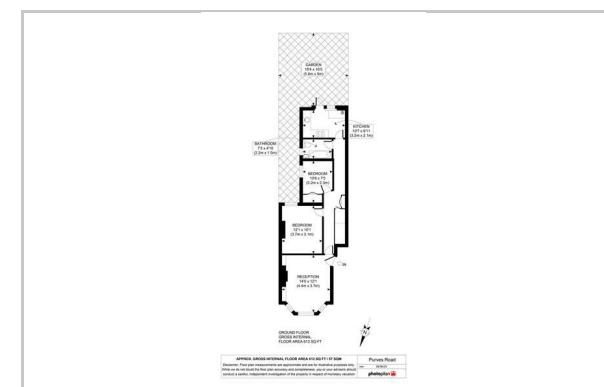
The tenure is Freehold (share of) and there is also a Lease running for a term of 125 years from 1st January 1997 (96 years unexpired).

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

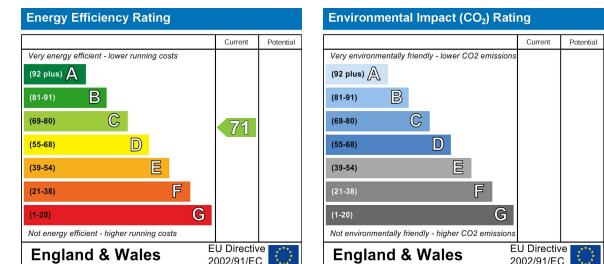
Area Map



Floor Plan



Energy Efficiency Graph



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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.