



Lushington Road, Kensal Rise, NW10 5UU

Asking Price £649,950

Subject to Contract

- Two bedrooms
- Reception room into bay window
- Granite worktops in contemporary fitted kitchen
- Dining area
- En suit shower room
- Family bathroom
- Private 45 ft rear garden mainly laid to lawn, raised decking area
- Off street parking & Share of freehold
- High ceilings & period features
- Double glazed & gas central heating

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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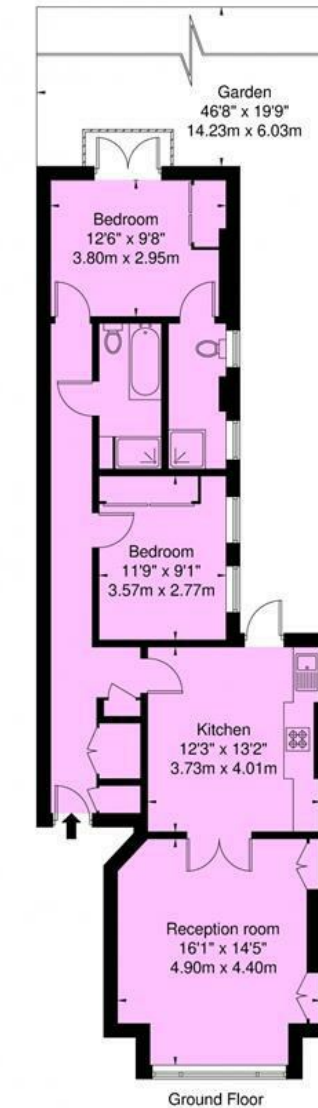
With a share of freehold, off street parking and private rear garden... unique opportunity to acquire a two double bedroom ground floor apartment, which has recently undergone full refurbishment to a high standard, offering sole use of a South/easterly facing rear garden and parking, in a well maintained period house, ideally located on what is considered one of the more sought after tree-lined avenues.

The property comprises of living space with high ceilings & boasting Oak timber floorings, reception room into bay, sizable fitted kitchen/diner with granite worktops & stainless steel appliances, French doors leading out to garden from a double bedroom with en suit shower room and further double second bedroom, and a modern fitted family bathroom with both bath and shower cubicle.

Leafy, broad residential side road, close to a variety of local amenities which include Roundwood Park, a multitude of shops, walking distance of Kensal Green, Kensal Rise & Willesden Junction over/underground stations and alternative transport links.

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Approx. Gross Internal Area = 81.6 sq m / 878 sq ft



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Tenure Leasehold - Share of Freehold

Price Asking Price £649,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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