

**Buchanan Gardens, Kensal Rise, NW10 5AA**

**Asking Price £1,155,000**

Subject to Contract

- Converted into two flats at present
- South facing rear garden
- Extension potential side, rear and loft
- Period features
- Would make a sizable family home
- Broad tree lined road
- High ceilings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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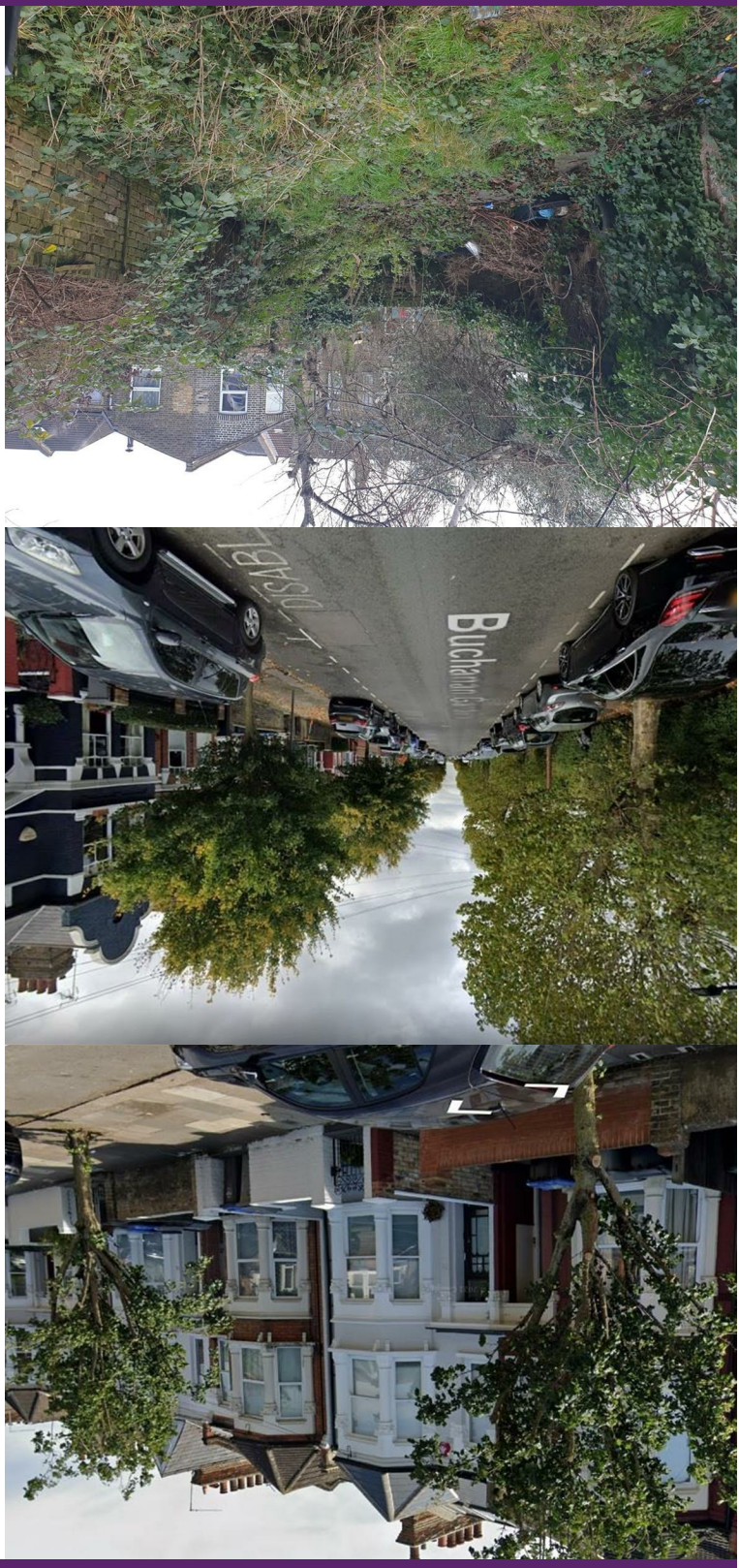
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



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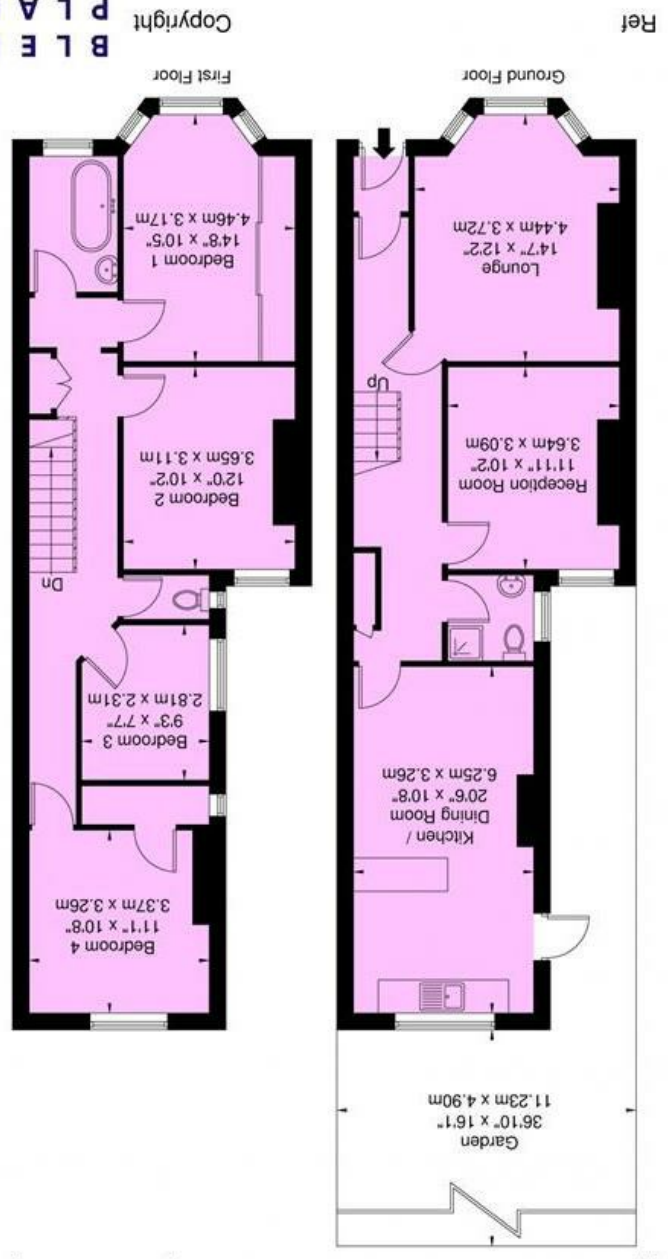
Rare opportunity, with potential to extend... in the middle of Buchanan Gardens, with south facing rear garden, is this sizable mid terraced Victorian period style property. Which is presently converted in to two, two bedroom apartments, but has the flexibility to return to a house, creating your own bespoke family home, subject to the usual consent the added benefit of extending the property to the side and loft, to maximise the space and value.

Currently, the property has accommodation arranged over two floors, offering a generous 1500 sq. ft. generally in need of some updating if not full refurbishment good liveable condition with some recent updates. Boasting from some period features which include original fire-places & high ceilings.

Located in sought after broad Avenue, within walking distance of Kensal Green/Rise and Willesden Junction train stations, a short walk of the trendy Chamberlayne Road that offers a variety of local shops, bars, cafes/restaurants, Ladbroke Grove/Portobello Market is within walking distance and numerous alternative transport facilities.

### Buchanan Gardens, NW10

Approx. Gross Internal Area = 122.54 sq m / 1319 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

**Email:** mail@warwickestateagency.co.uk | **warwickestateagents.tv** | **warwickestateagents.co.uk**  
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