



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

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

Buchanan Gardens, Kensal Rise, NW10 5AA

Asking Price £1,275,000

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

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.



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Buchanan Gardens, NW10 5AA

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.



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