



Ashburnham Road, Kensal Rise, NW10 5SD

£1,500,000

Subject to Contract

- Four bedrooms
- Reception room into bay
- Elegant ceiling mouldings in dining room
- Sizable kitchen on to garden
- Two bathrooms * South facing garden
- Stripped timber floors * Period features

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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Rare opportunity to acquire... a beautiful four double bedroom mid terraced period style house, which has the potential to convert the loft & side return extension into additional living accommodation, oozing with period features that include an original cast iron fire-place, benefiting from a south facing rear garden, situated only a mere hop of the transport and shopping facilities of the local area.

The property boasts spacious, well distributed living/entertaining space of 1398sqft, over two floors at present, offering reception room into bay with antique coloured stripped flooring & high ceilings, French doors leading out to patio area from dining room, French doors leading out to the garden from a farmhouse style kitchen with Marble worktops, large dining space, two bathrooms and guest w.c.

Located in this most sought after quiet residential road, central to both Kensal Green & Kensal Rise train stations, bussing, trendy Chamberlayne Road that offers variety of amenities.



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure

Price £1,500,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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