

Leighton Gardens, Kensal Rise, NW10

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£550,000 *Leasehold*

An excellent two double bedroom, first floor flat, with potential to extend (STPP), located on a sought after road in Kensal Rise.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- POTENTIAL TO EXTEND (STPP AND CONSENTS)
- SOUGHT AFTER LOCATION
- SHORT WALK TO BAKERLOO LINE & OVERGROUND STATIONS
- CLOSE TO AMENITIES OF BOTH COLLEGE RD AND CHAMBERLAYNE RD





Kensal Rise & Queens Park

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DESCRIPTION

A bright and well-proportioned two-bedroom first-floor flat, presented in good condition throughout.

This property boasts a spacious reception and dining room with an attractive south-facing bay window, feature fireplace and an abundance of natural light, alongside two well-proportioned double bedrooms. The kitchen is separate and located along the hall, as well as the main bathroom suite.

A particular benefit is the demised loft space, offering exciting potential to extend further in to the loft space (STPP and consents), similar to other properties in the road. There is scope to make the flat in to a three bedroom, two bathroom flat with roof terrace. This will increase both square footage, as well as value overall.

Viewing comes highly recommended.







LOCATION

Leighton Gardens is ideally located to take advantage of the amenities of both Chamberlayne Road and College Road. The array of independent shops, Gastropubs and coffee shops, including great transport links at Kensal Rise, Kensal Green and Queens Park are a great draw to the area. If it's green spaces that you are looking for then the property is sandwiched between Queen's Park to the East, with Roundwood and King Edwards Parks to the West.

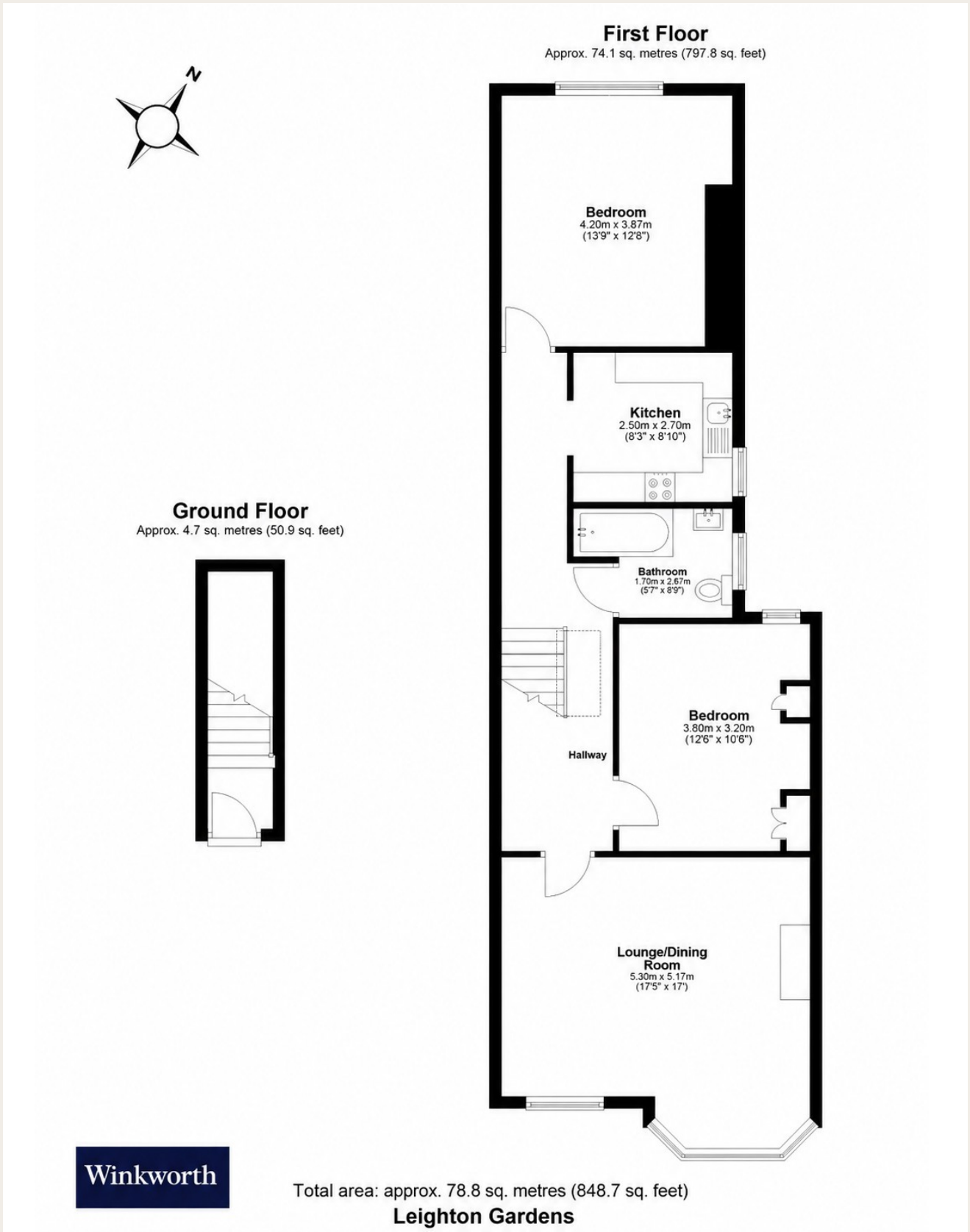
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold
Term: 151 year and 0 months
Service Charge: £0 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: D



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