



**EARLSMEAD ROAD, KENSAL RISE, LONDON, NW10**  
**£365,000 SHARE OF FREEHOLD**

**A WELL PRESENTED ONE DOUBLE BEDROOM FLAT WITH PRIVATE PATIO IN A FANTASTIC LOCATION CLOSE TO THE AMENITIES AND TRANSPORT LINKS OF COLLEGE ROAD AND CHAMBERLAYNE ROAD IN KENSAL RISE.**

**Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)**





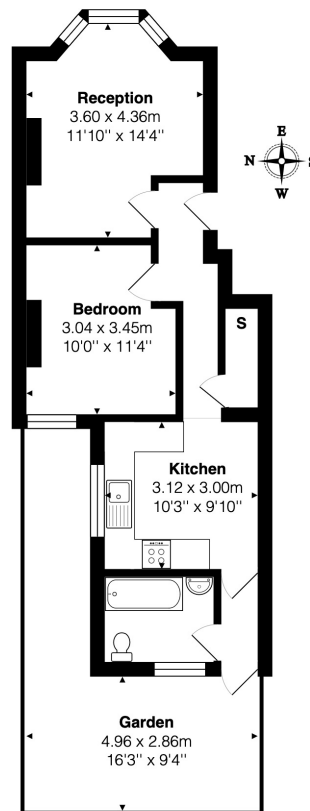
## LOCATION:

Earlsmead Road is perfectly located for the Bakerloo line & London Overground at Kensal Green station, and Overground at Kensal Rise. The array of amenities on College Road including The Island Gastropub, L'Angolo's Italian deli and Kensal Organic Store are a short walk away. This location is right in the heart of Kensal Green and close to local parks such as Queens Park and Roundwood Park.



## DESCRIPTION:

This flat comprises of a spacious front facing reception room with Sash bay window, and a well-proportioned double bedroom with ample space for wardrobes. To the rear of the flat is the kitchen with ample cupboard storage and area for a small breakfast table. The bathroom is a three piece suite with window for ventilation and natural light. Finally, the flat has a private patio/garden area and side return. This is paved for ease of maintenance. Further benefits include Share of Freehold, no upper-chain, and potential to extend (STPP). Viewing comes highly recommended.



**Ground Floor**

Total Area: 45.7 m<sup>2</sup> ... 491 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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