



PEMBER ROAD, KENSAL RISE, LONDON, NW10

**£535,000 SHARE OF FREEHOLD**

**A WELL-PRESENTED TWO BEDROOM, TOP FLOOR FLAT,  
WITH LOFT DEMISE IN A PERIOD VICTORIAN  
CONVERSION.**

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## LOCATION:

Pember Road ideally situated in the south of Kensal Green to take advantage of the Bakerloo Line and Overground at Kensal Green Station. For an array of amenities and nights out then this location offers either Chamberlayne Road, College Road or even a quick trip in the 52 bus will get you down to Ladbroke Grove and Notting Hill.



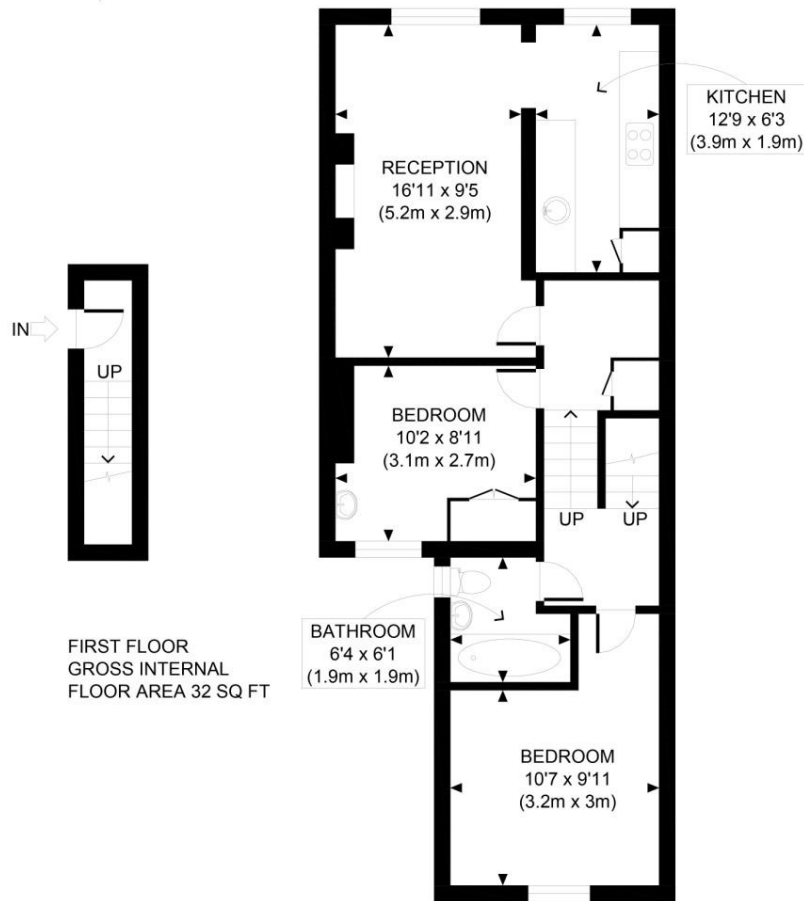
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## DESCRIPTION:

The flat is situated on the second floor of this imposing Victorian period conversion. To the front of the property there is a semi-open plan reception and kitchen area. There is a feature fire place and ample cupboard and counter space in the kitchen. The two bedrooms are of a good size, with a three piece bathroom suite. The property is offered to the market with no upper chain and share of freehold title. Additionally, the flat can be extended (STPP) as the loft space is entirely demised. Viewing comes highly recommended.

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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 32 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 616 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 648 SQ FT / 60 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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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