



PONSARD ROAD, NW10
£500,000 SHARE OF FREEHOLD

A FANTASTIC TWO BEDROOM NEWLY RENOVATED FIRST AND SECOND FLOOR DUPLEX FLAT

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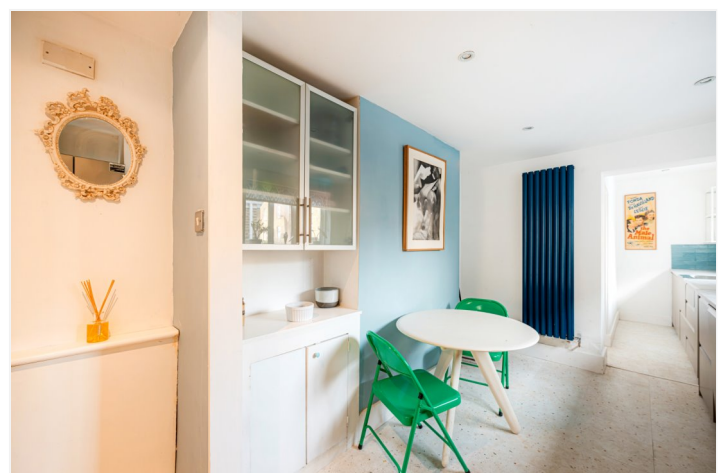
DESCRIPTION:

Spacious first floor split level apartment comprising of two large double bedrooms, stylish bathroom, fabulous eat-in kitchen and bright reception room with the original floorboards. The property offers an abundance of natural light.

Located within this quiet enclave in the very popular College Park, the property is situated on Ponsard Road opposite the junction with Holberton Gardens. Local shopping can be found on the nearby Harrow Road, with more extensive facilities found at Westfield Shopping Centre to the South and Queen's Park to the East. There is a good network of local bus routes plus Kensal Green station (Bakerloo & Overground Lines) and Willesden Junction (Overground) stations, giving access in and out of the city.

AT A GLANCE

- Two Double Bedrooms
- First and second Floors
- Spacious Eat-in Kitchen
- Fabulous Stylish Bathroom
- Great Ceiling Height
- South-Facing Reception Room
- Period Conversion
- EPC Rating E





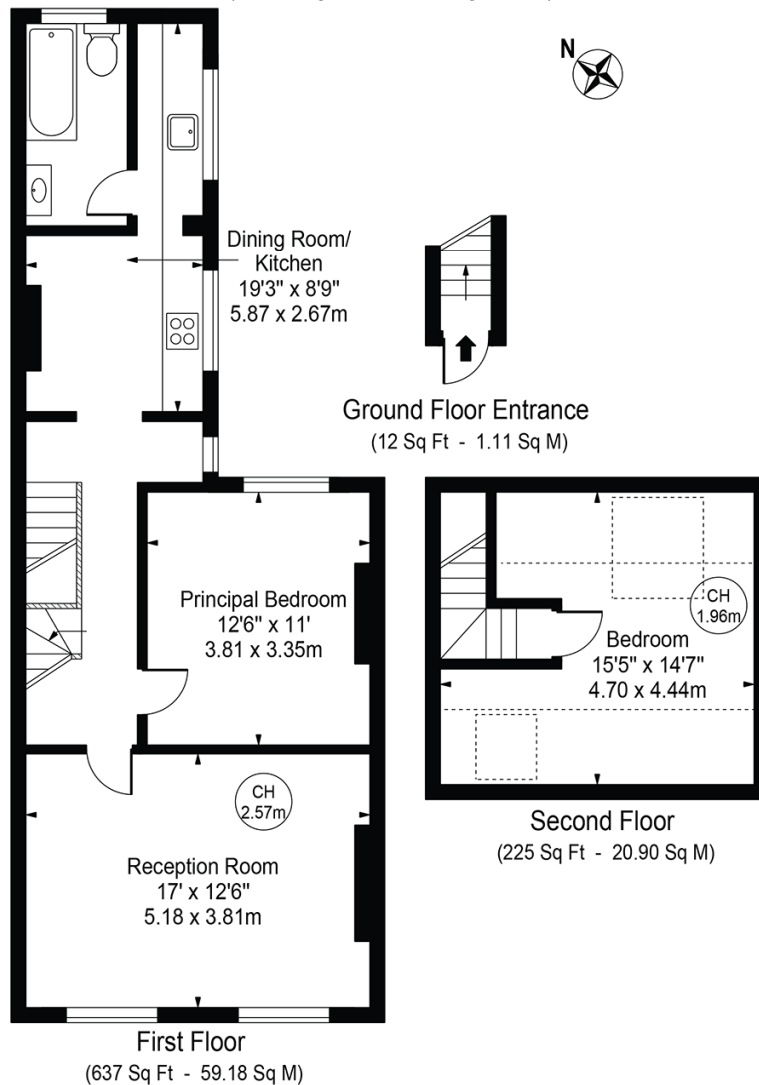
Ponsard Road

Approx. Total Internal Area 874 Sq Ft - 81.20 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 771 Sq Ft - 71.63 Sq M

(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	75
	58
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Share of Freehold

Service Charge: Ad Hoc

Ground Rent: Peppercorn

Council Tax Band: Hammersmith and Fulham Band C

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.

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