



ASHBURNHAM ROAD, LONDON, NW10
£689,950 LEASEHOLD

**A SUPERB FIRST FLOOR, SPLIT LEVEL, TWO BEDROOM
VICTORIAN CONVERSION IN THIS GREAT LOCATION CLOSE TO
AMENITIES IN KENSAL RISE.**

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LOCATION: Ashburnham Road is a charming residential street located in the heart of Kensal Rise, London NW10. The area is known for its vibrant community, excellent transport links, and a variety of local amenities, making it a desirable place to live. Residents benefit from superb connectivity. Kensal Green Underground Station, approximately 0.2 miles away, is on the Bakerloo Line, offering direct access to central London destinations such as Oxford Circus, Piccadilly, and Waterloo. Additionally, Kensal Rise Overground Station, also about 0.2 miles away, provides convenient links to Euston, Richmond, Hackney, and other key locations across the city. For families, the area boasts several reputable schools. Princess Frederica CofE Primary School, located just 0.1 miles from Ashburnham Road, is rated "Good" and is known for its strong community ethos and high academic standards. Ark Franklin Primary Academy, approximately 0.2 miles away, also provides quality education and is similarly well-regarded.



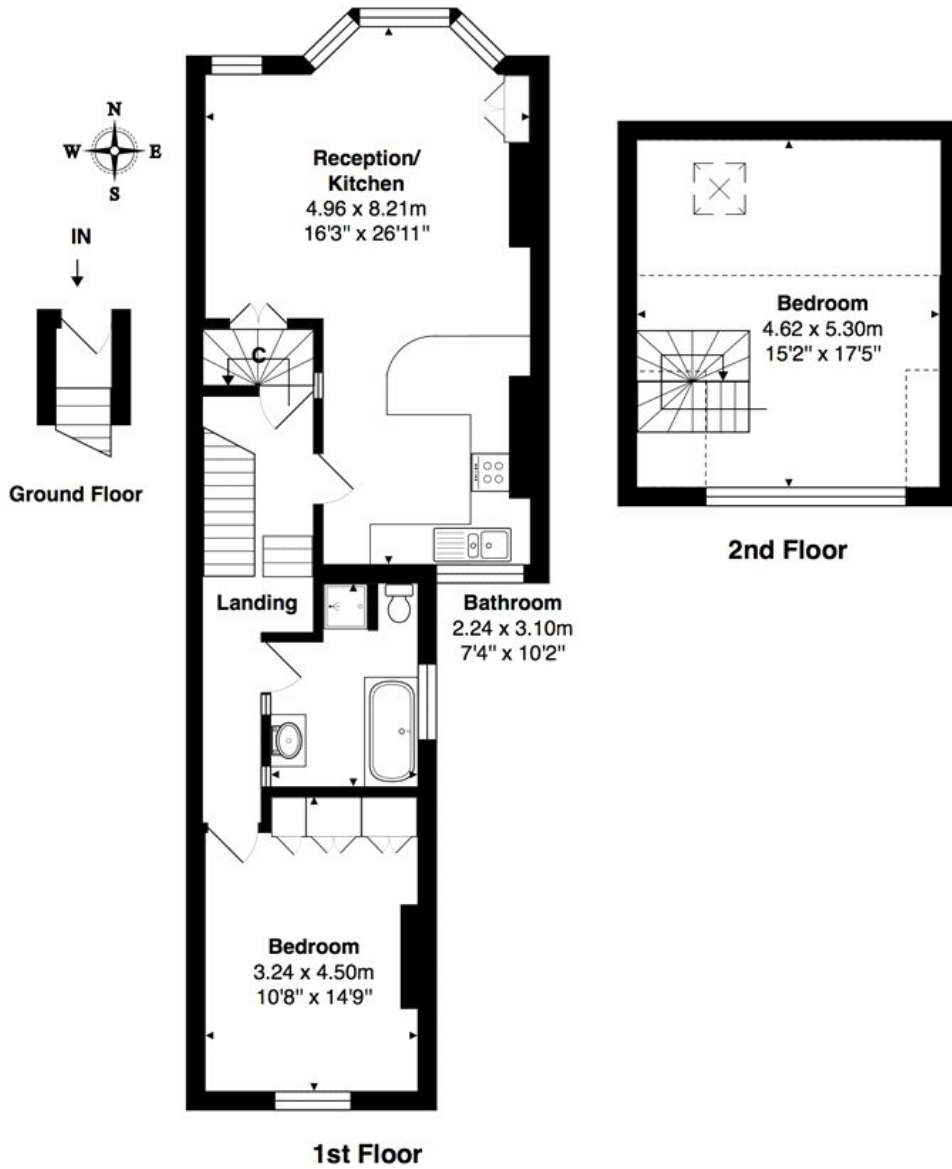
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DESCRIPTION:

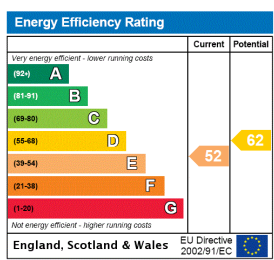
This exquisite two-bedroom split-level flat, nestled within a beautiful Victorian period building, offers the perfect blend of timeless character and modern design. Thoughtfully arranged over two levels, this home exudes elegance and practicality, ideal for those seeking stylish living with a touch of history. At the heart of the property lies a superb 'L'-shaped open-plan living space at the front of the flat. Flooded with natural light through large sash windows, this versatile area effortlessly combines a spacious lounge, dining area, and a sleek, contemporary kitchen. The open layout is perfect for entertaining or simply enjoying the serene ambiance of this charming home. The property features two well-proportioned bedrooms, including a generously sized principal bedroom that provides a peaceful retreat. The second bedroom offers flexibility, perfect as a guest room, home office, or nursery.

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Total Area: 90.8 m² ... 977 ft²
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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