



BERENS ROAD, LONDON, NW10  
**£700,000 SHARE OF FREEHOLD**

**A CENTRAL AND BEAUTIFULLY PRESENTED TWO  
DOUBLE BEDROOM FLAT, WITH A PRIVATE GARDEN IN  
AN ATTRACTIVE PERIOD VICTORIAN CONVERSION.**

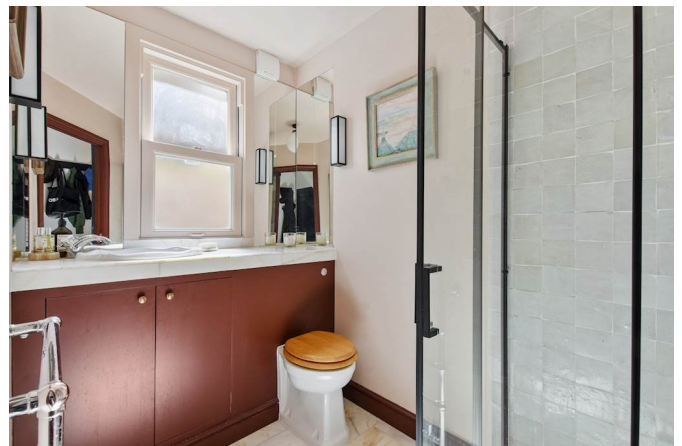
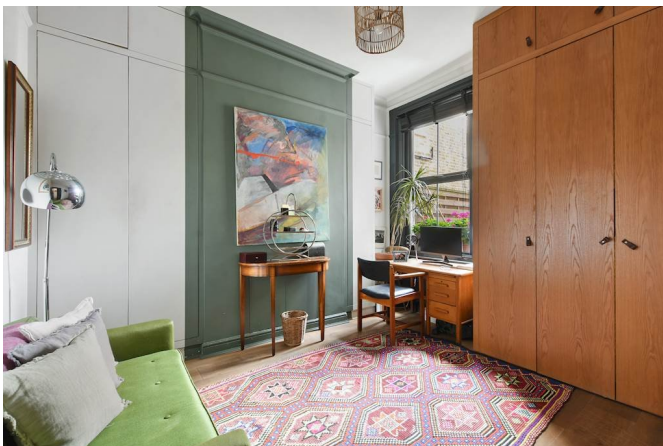
Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)





### LOCATION:

Located on the cusp of Ladbrooke Grove, Berens Road is a highly sought after and picturesque location. This delightful residence is right by Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overground) stations, plus the amazing array of restaurants, coffee shops and Gastro pubs on Chamberlayne Road, College Road, and Salusbury Road.





## DESCRIPTION:

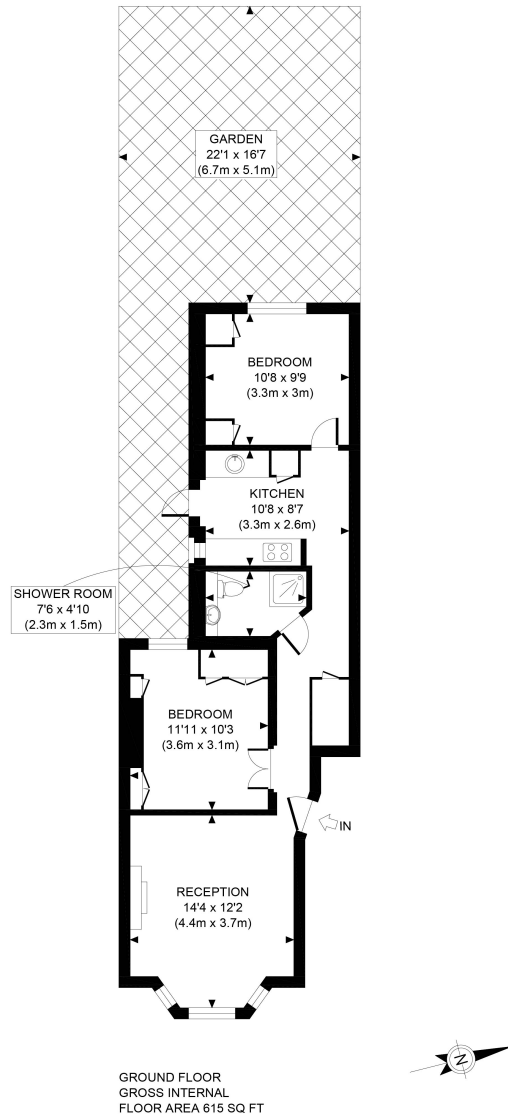
We are pleased to offer this charming flat, located in a sought after location in Kensal Rise. The flat comprises a front formal reception room, with a working feature fireplace and large sash bay window flooding the room with natural light. The two double bedrooms both have fitted wardrobes, additional storage and also both benefit from views of the stunning rear garden. The main shower room is a modern three piece suite with modern high quality fittings. With its contemporary style, the kitchen benefits from integrated appliances and wooden floors that complement the colour. There is also direct access to the garden via the kitchen. The garden has sympathetically been landscaped into a tranquil space perfect for relaxation and alfresco dining. It is low maintenance with decked areas, raised flower beds and lighting.

The property can be extended (STPP) for additional square footage.

Viewing of this property comes highly recommended!

Tenure - Share of Freehold.





<b>APPROX. GROSS INTERNAL FLOOR AREA 615 SQ FT / 57 SQM</b>	<b>Berens Road</b>
<small>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</small>	<small>date</small> 30/08/24
	<b>photoplan</b>

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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See things differently

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