



PURVES ROAD, KENSAL RISE, LONDON, NW10  
**£595,000 LEASEHOLD**

**A CHARACTERFUL AND WELL-PRESENTED TWO BEDROOM  
GROUND FLOOR FLAT, WITH PRIVATE GARDEN LOCATED  
IN THE HEART OF KENSAL RISE ON PURVES ROAD.**

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

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### LOCATION:

Purves Road is ideally located on quiet residential street which is a few moments from Kensal Green Underground (Zone 2, Bakerloo line) & Overground to Euston, allowing for quick and convenient access to Central London and other parts of the city. The no. 18 bus along Harrow Road also takes you to Euston. College Road is highly popular with independent shops, cafes and The Island GastroPub. Princess Frederica CE School is also within the catchment area and highly popular with families moving to the area.







## DESCRIPTION:

This lovely flat comprises of a light and airy reception room to the front of the property, with large sash bay window and high ceilings. Located to the middle of the property is the kitchen with ample counter and unit space. The shower room is a fully tiled three piece suite with modern fittings. The principle bedroom is located to the rear of the property, overlooking the garden, with the second bedroom also being a double room, providing direct access on to the garden. The garden is paved with mature plants around the borders. This is a wonderful entertaining space, especially as we enter the spring and summer months. Overall, the flat is tasteful throughout and is presented in excellent condition throughout.

Viewing comes highly recommended.

TENURE: LEASEHOLD

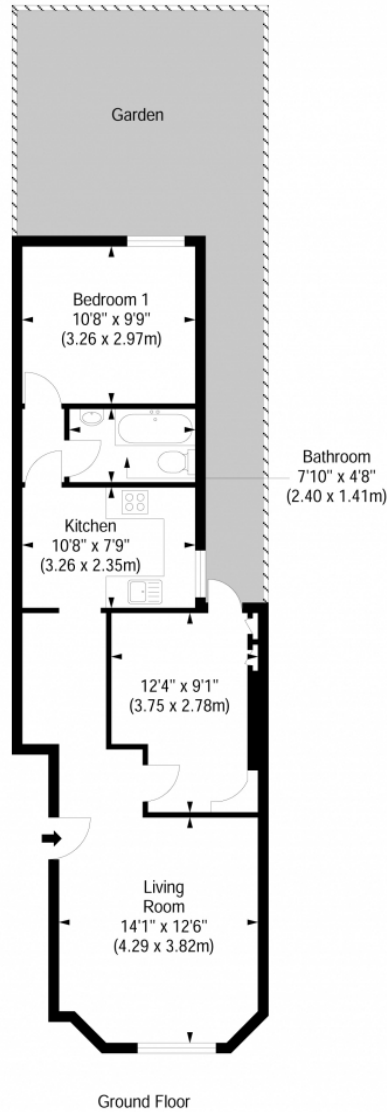
COUNCIL TAX - BRENT (Band B)

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## Purves Road, NW10 5TB

Approximate Gross Internal Area 597 sq ft / 55.46 sq m



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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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