



BATHURST GARDENS, LONDON, NW10  
**£625,000 SHARE OF FREEHOLD**

**A CHARMING AND HIGHLY SOUGHT AFTER TWO BEDROOM GROUND FLOOR GARDEN FLAT IN KENSAL RISE WITHIN A SHORT WALK OF THE BAKERLOO LINE AND LONDON OVERGROUND.**

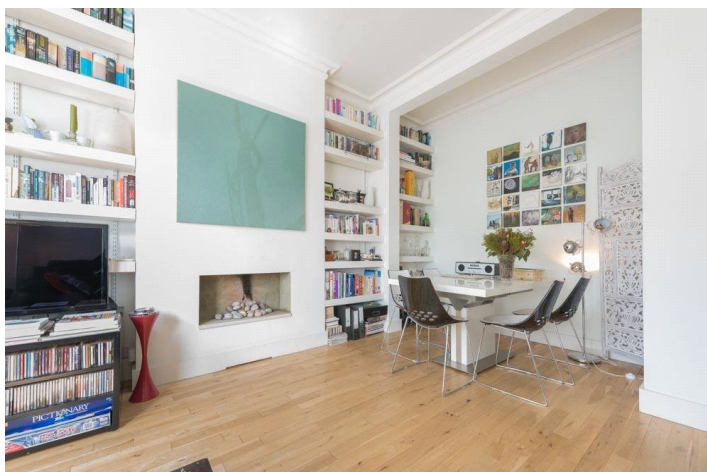
**Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk**

**Winkworth**

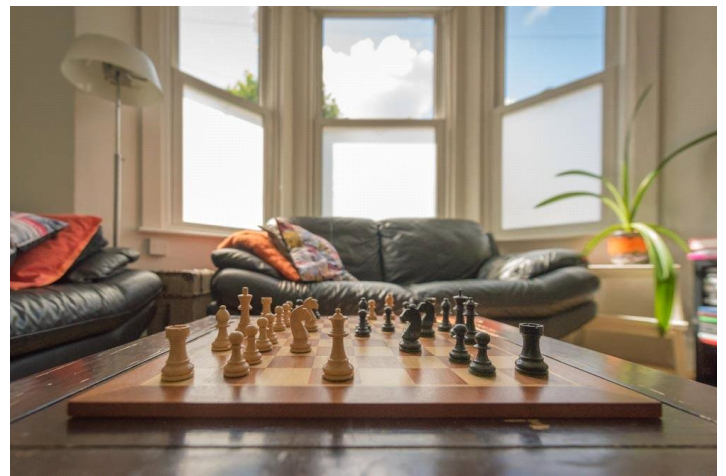


## LOCATION:

Bathurst Gardens is an incredibly sought-after location, renowned for its excellent transport connections via Kensal Green Station (Bakerloo Line and Overground). Just a short stroll away, the charming College Road offers a delightful mix of local gems, including Kensal Store, the popular Island Gastropub, the cozy Sonora Café, and the authentic L'Angolo Italian Deli. Chamberlayne Road and the picturesque Queen's Park are also within easy reach, adding to the area's vibrant appeal. Families will appreciate the proximity to outstanding local schools, such as Kenmont Primary and Princess Frederica's, making this a perfect spot for both convenience and community.



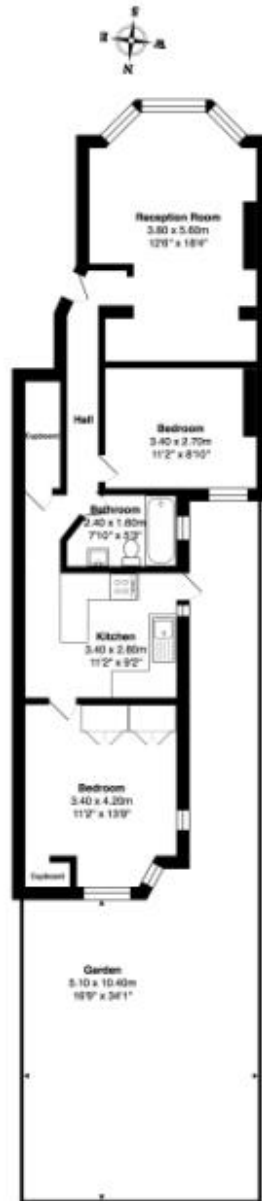
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**DESCRIPTION:** Nestled within a stunning period property, this delightful two-bedroom Victorian conversion garden flat offers the perfect blend of timeless character and contemporary living. Boasting its own private entrance, this home is full of charm, featuring high ceilings, sash windows, and original period details that complement its warm and inviting atmosphere. The accommodation comprises a bright and spacious reception room, perfect for relaxing or entertaining, with elegant proportions and large windows that fill the space with natural light. The modern kitchen is thoughtfully designed, offering ample storage, stylish finishes, and direct access to the garden – ideal for al fresco dining. The two generously sized bedrooms are beautifully presented, with the principal bedroom overlooking the garden for a tranquil retreat. A sleek, modern bathroom completes the layout, featuring high-quality fittings and a neutral palette. One of the standout features of this property is the private garden, a secluded outdoor oasis with mature planting and a patio area – perfect for relaxing, gardening, or hosting summer gatherings

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## 160A Bathurst Gardens



Ground Floor

Total Area: 68.8 m<sup>2</sup> ... 740 ft<sup>2</sup> (excluding garden)  
 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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