



**KESLAKE ROAD, QUEENS PARK, LONDON, NW6
OFFERS IN EXCESS OF £600,000 LEASEHOLD**

**CENTRALLY LOCATED AND WELL PRESENTED TWO DOUBLE
BEDROOM FLAT, WITH PRIVATE SOUTH FACING GARDEN, IN A
PERIOD VICTORIAN CONVERSION.**

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





LOCATION:

Keslake Road is a quiet, no-through, tree lined road directly off Queens Park. It is perfectly located to take advantage of the amenities of both Kensal Rise and Queens Park. Transport links are excellent with the Bakerloo line at Queens Park and the London Overground at Kensal Rise. Any new owner would benefit from a range of shops, bars and restaurants on both Chamberlayne and Salusbury Road.





DESCRIPTION:

We are pleased to offer this lovely garden flat, located a stones throw walk away from the amenities of Kensal Rise, as well as being a short walk from Queens Park itself. The flat comprises of a private front entrance, two double bedrooms to the front of the property, with the principle bedroom benefitting from built in wardrobes. The bathroom is located to the middle of the flat, and is a three piece tiled suite.

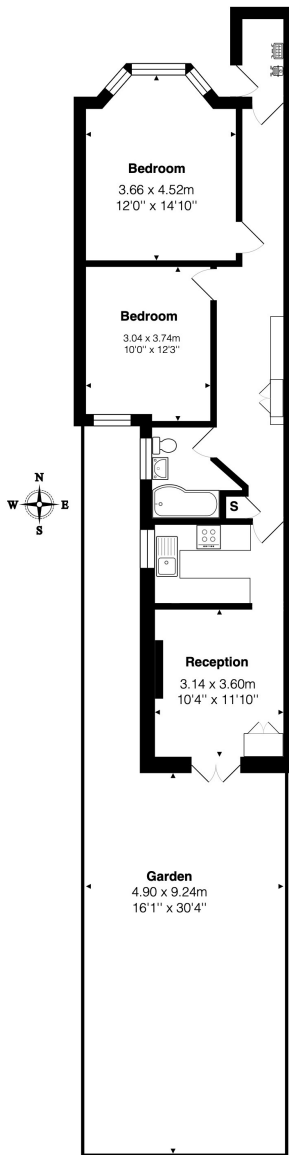
To the rear of the flat, you will find the kitchen which opens up on to the reception room with feature fire place and French doors on to the private garden. The property lends itself for potential to make the existing space an open plan area with a few alterations, or to do a full side return and rear extension to maximise the space (STPP & consents).

The garden is directly south facing and therefore a great sun trap.

It has a paved patio area to the front, lawned garden and shed for storage.

Tenure: Leasehold.

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Total Area: 66.3 m² ... 714 ft² (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.

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