



RIDLEY ROAD, LONDON, NW10  
**£595,000 LEASEHOLD**

**SPACIOUS THREE BEDROOM, FIRST FLOOR FLAT IN A PERIOD  
CONVERSION WITH DIRECT ACCESS TO PRIVATE GARDEN AND  
POTENTIAL TO EXTEND (STPP).**

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





### LOCATION:

Ridley Road is a lovely wide street just to the West of All Souls Avenue in Kensal Green. Transport links at both Kensal Green and Willesden Junction are excellent meaning that you can use the London Overground or Bakerloo Underground. College Road offers an array of independent shops and cafe's which is around 1/4 mile walk from the house. Lovely green spaces for recreation can be found at Roundwood Park or Queen's Park which are all within a reasonable walking distance of the property.



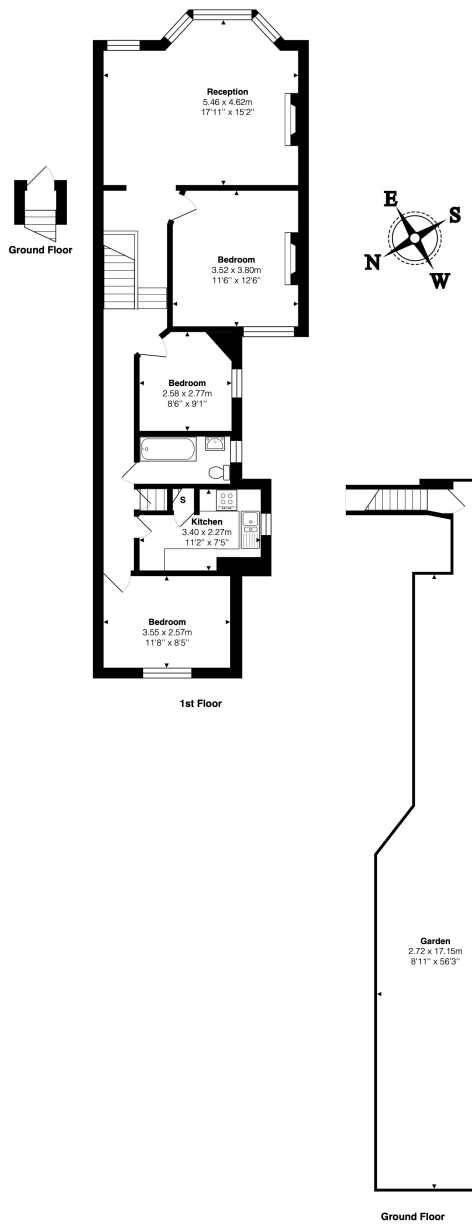


### **DESCRIPTION:**

This is a spacious first floor, 3 bedroom flat with private garden, measuring 886 sq. ft in an attractive period conversion. The property is in good condition throughout and is offered to the market with no upper. The front of the property has a lovely and bright full width reception and dining room with Sash bay window and period fire place. The three bedrooms are generous, with a tiled three piece bathroom suite and separate kitchen. The property further benefits from direct access to a private garden. Additionally, for future development, the loft space can be converted to add additional bedrooms and bathrooms (STPP) - similar to others on the road.

Viewing comes highly recommended.

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Total Area: 82.3 m<sup>2</sup> ... 886 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.

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