



PURVES ROAD, LONDON, NW10
£625,000 SHARE OF FREEHOLD

**A LOVELY TWO BEDROOM VICTORIAN PERIOD CONVERSION
WITH A SUPERB PRIVATE GARDEN TO THE REAR.**

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

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LOCATION: The property is only minutes away from Chamberlayne Road with its array of shops, cafes, and restaurants. Kensal Rise and Kensal Green Stations are less than a 1/4 mile from the front door meaning easy access to both branches of the London Overground and the London Underground at Kensal Green. If it's green spaces that you are looking for then there are three options on local parks, Queens Park itself, Roundwood Park or King Edwards Park that has a gym and sports ground. Hampstead Heath is an 10 minute train ride away. This location should be in the catchment for two great local primary schools as well, Princess Frederica's and Ark Franklin.



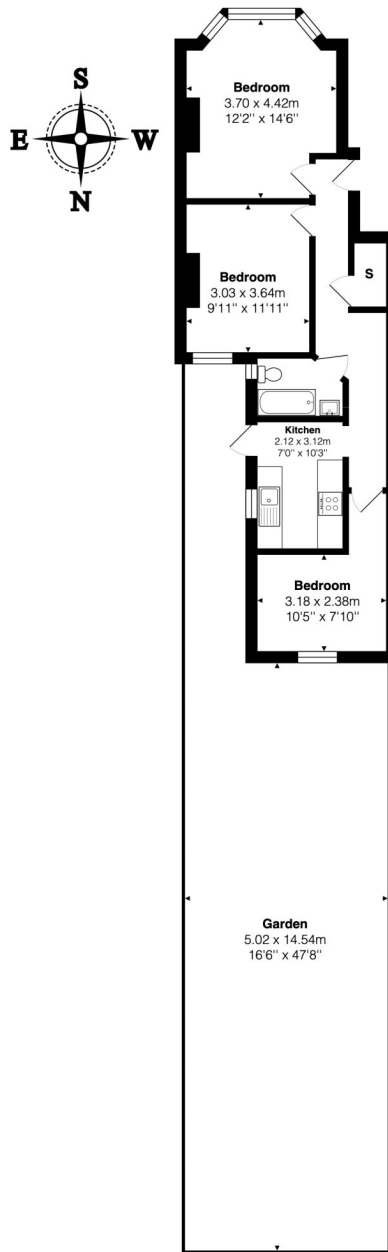
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DESCRIPTION:

This lovely two bedroom garden flat is ideally located in Kensal Rise and will appeal to first time buyers or young families alike. The flat has a bright and airy living room with a three part bay window to the front of the property. Just behind this there is a double bedroom, family bathroom, a larger than average kitchen (with access to the garden) and a further bedroom to the rear. The property is in good condition throughout and is offered to the market with no upper chain and a share of the freehold.

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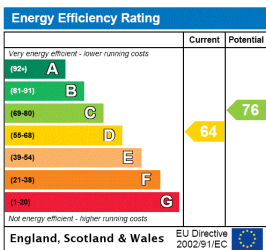


Ground Floor

Total Area: 56.9 m² ... 612 ft² (excluding garden, courtyard)

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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