



DRAYTON ROAD, LONDON, NW10  
**£365,000 LEASEHOLD**

**TWO DOUBLE BEDROOM, FIRST FLOOR FLAT IN A PERIOD CONVERSION, REQUIRING COMPLETE MODERNISATION WITH PRIVATE GARDEN AND SCOPE TO EXTEND (STPP).**

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

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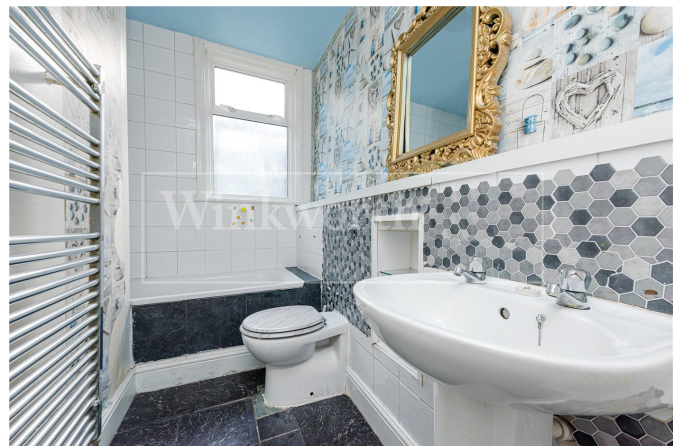


## LOCATION:

Drayton Road is well located for its easy access to the green spaces of Roundwood Park and Willesden Junction Station for access to the Bakerloo Line or Overground.

There are some great shops, GastroPubs and cafe's in the vicinity, such as Rubio's.

For drivers, the A40 is easily accessible to get in and out of Central London.





## DESCRIPTION:

A great opportunity to purchase this two double bedroom, first floor flat spread over 829 sqft, with direct access to private garden.

At present, the flat requires complete modernisation throughout, but has scope and size to be a wonderful property.

Additionally, the property further benefits from the loft demise allowing a new owner to extend in to the loft space (STPP) to add more square footage.

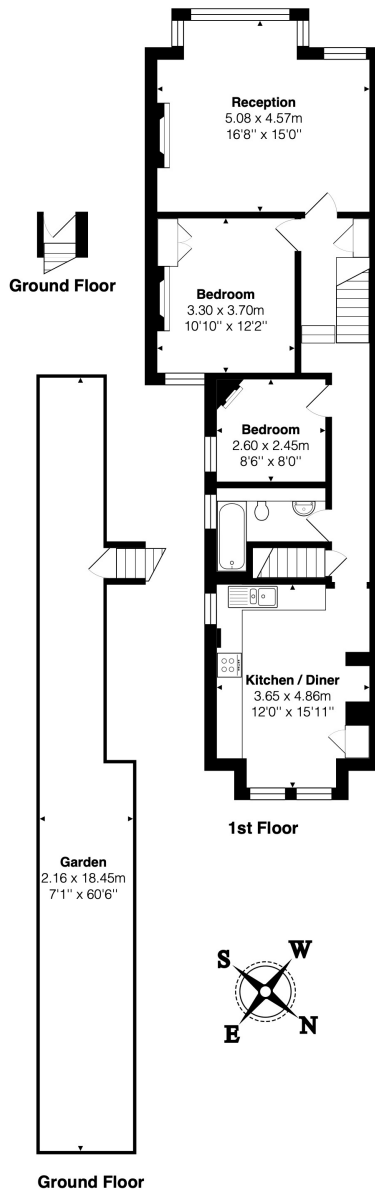
Appealing to both developers and home owners, this property is not one to be missed.

TENURE: LEASEHOLD.

LOCAL AUTHORITY: BRENT.

COUNCIL TAX: BAND C.

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Total Area: 77.0 m<sup>2</sup> ... 829 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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