



PURVES ROAD, LONDON, NW10
£725,000 LEASEHOLD

DESIGNED AND FINISHED TO A HIGH STANDARD THIS 1,048 SQFT SPLIT LEVEL FLAT WITH SOUTH-FACING ROOF TERRACE AND EXCEPTIONAL VIEWS OVER THE CITY OF LONDON.

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 Queens Park itself is a short walk away, with Hampstead Heath being a mere 10 minute train ride away.



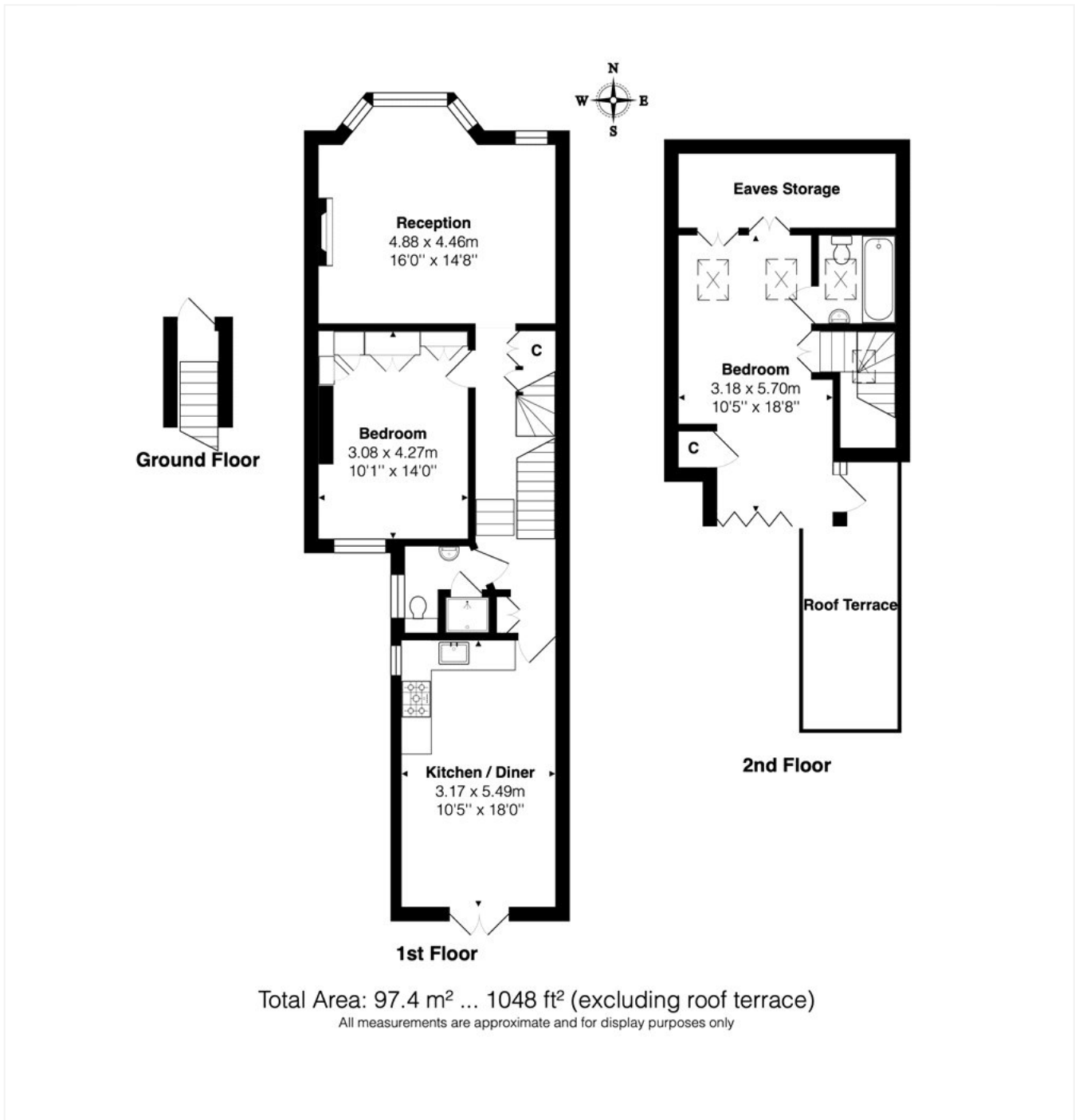


DESCRIPTION:

A wonderful flat in the heart of Kensal Rise. To the rear of the property there is a large kitchen and diner with deVOL units, solid oak parquet floors, and double French doors with Juliet balcony. The ceiling is vaulted to give extra height and light. To the front of the building there is a large formal reception room with original working fireplace, period features and Sash bay window. Furthermore, on this level you will find a spacious double bedroom with built in wardrobes and a beautiful shower room. The property also benefits from having the loft space converted creating a principle bedroom with full height glass doors and direct access to a private South facing roof terrace offering views of the City. This bedroom also benefits from en-suite bathroom and additional eaves storage.

Viewing comes highly recommended.





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
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(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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