



KESLAKE ROAD, LONDON, NW6
£850,000 LEASEHOLD

A STUNNING SPLIT LEVEL APARTMENT ON ONE OF THE MOST POPULAR STREETS IN QUEEN'S PARK

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

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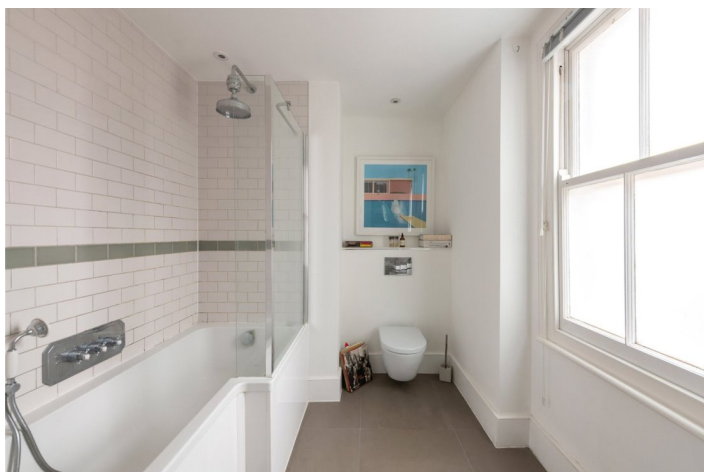
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LOCATION:

Keslake Road is 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.

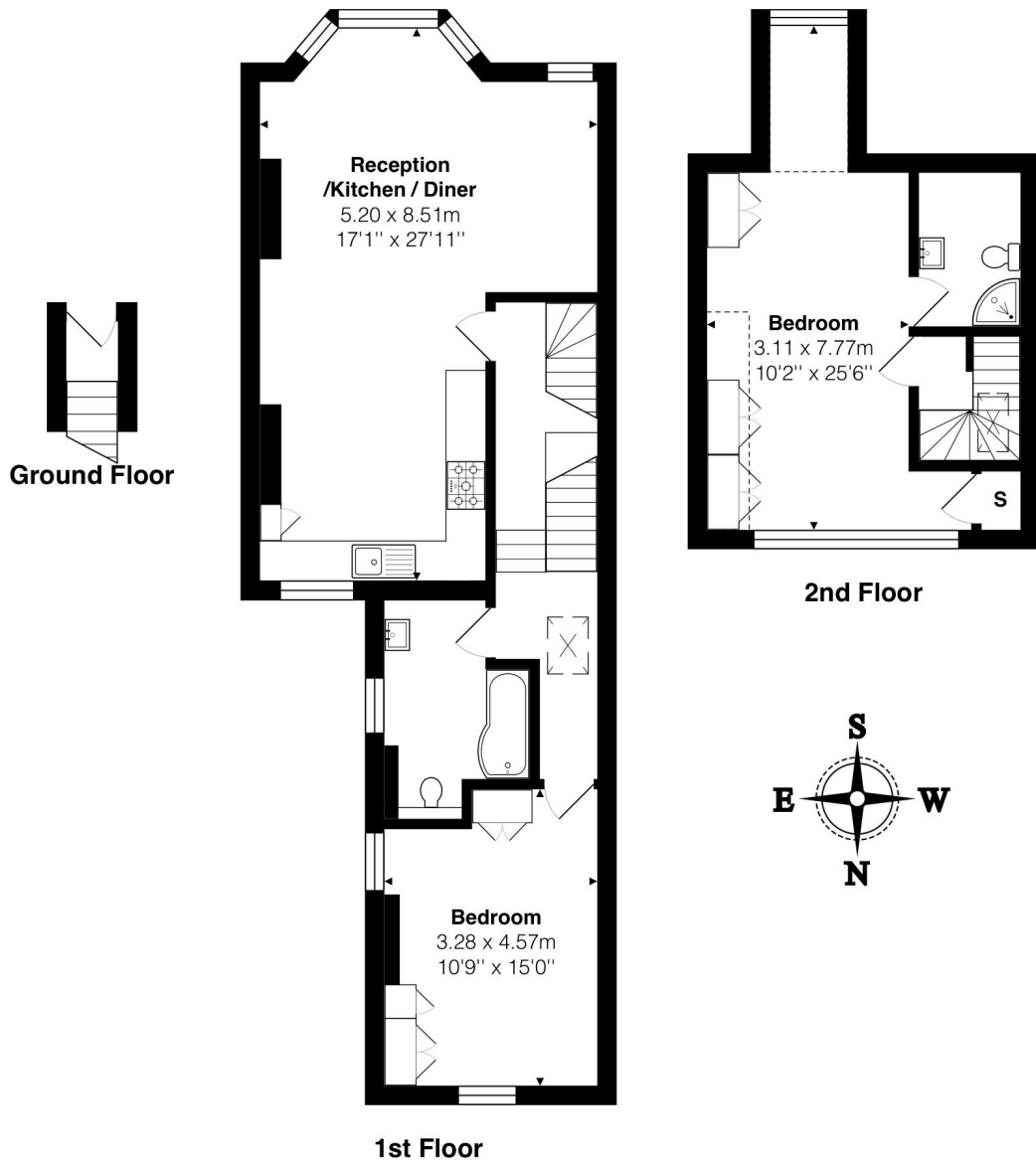




DESCRIPTION:

This incredible flat has over 1100 sq.ft of accommodation spread over two floors including a lovely loft conversion which houses a master bedroom with a en-suite shower room. Downstairs towards the front of the building there is a huge, open plan 'L' shaped living space that has dining and lounging areas, a fully modernised kitchen and a space for a home office as well. The second double bedroom is at the rear of the building and so is a very large family bathroom with separate bath and shower facilities. The property is in excellent condition throughout, is offered to the market chain free and with a long lease of 110 years remaining.

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Total Area: 103.0 m² ... 1109 ft²
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	54	
(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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