



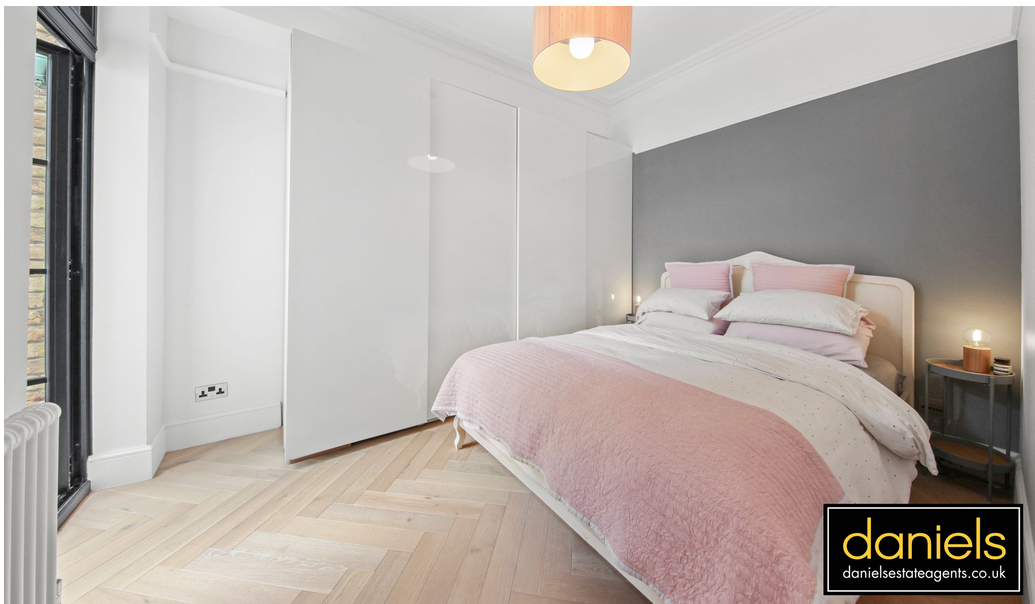
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**Purves Road, London NW10 5TH**  
**£670,000 - Share of Freehold**





## PROPERTY DESCRIPTION

In the heart of Kensal Rise a bright and charming NEWLY DECORATED and MODERNISED TWO DOUBLE BEDROOM GARDEN APARTMENT with a mix of period and contemporary features throughout. Benefits include WELL DESIGNED OPEN PLAN LIVING ROOM & KITCHEN with BIFOLD DOORS opening on to a STUNNING SECLUDED SOUTH FACING PRIVATE REAR GARDEN.

Further benefits include WOOD FLOORING THROUGHOUT, MASTER BEDROOM with new Crittall style door opening onto the garden, herringbone floor and designer radiator; bay fronted second bedroom with fireplace, a modern fully fitted bathroom and a made to measure solid wood kitchen with butler sink, fitted appliances and underfloor heating.

The property is located on the same road as Ofsted rated 2.Good primary school Princess Frederica and is 0.1 miles from Kensal Rise overground station and also a short walk to Kensal Green overground and bakerloo line station and a variety of shops, bars and restaurants on the ever popular Chamberlayne Road. The beautiful open spaces of Queens Park are also only a short walk away. Share of freehold tenure with a remaining lease of over 900 years.


Previous planning permission was granted for a side infill extension

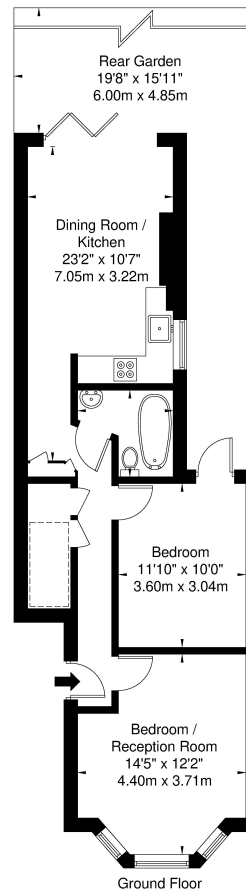
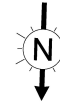
## POINTS OF INTEREST

- TWO DOUBLE BEDROOMS
- 0.1 Mile to Kensal Rise Station
- BEAUTIFULLY PRESENTED
- CLOSE TO AMENITIES
- OPEN PLAN KITCHEN AND LOUNGE
- BI FOLD DOORS LEADING TO PRIVATE GARDEN
- SHARE OF FREEHOLD
- PREVIOUS SIDE INFILL PLANNING PERMISSION

# Purves Road, NW10 5TH

Approx. Gross Internal Area = 55.6 sq m / 598 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ref

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**B L E U  
 P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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