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**Spezia Road, Kensal Green, London NW10 4QJ**  
**£625,000 - Share of Freehold**



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## PROPERTY DESCRIPTION

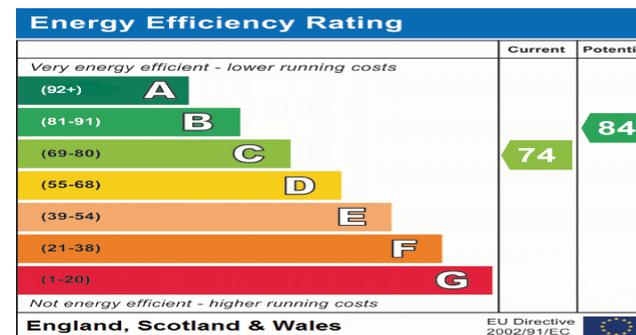
OVER 1100 SQFT OF LIVING SPACE...

A beautifully presented SPLIT LEVEL MAISONETTE is offered for sale on a PRETTY TREE LINED ROAD in the heart of Kensal Green. The property has been lovingly cared for by its present owners and boasts a DELIGHTFUL 29sqft OPEN PLAN LIVING ROOM and KITCHEN AREA, FITTED BATHROOM, TWO DOUBLE BEDROOMS, built in wardrobes in the master bedroom, and stairs leading to a converted LOFT ROOM offering extra space for OFFICE or PLAY ROOM.

Spezia Road is conveniently located for easy access to Willesden Junction Bakerloo & Overground Station, popular shops and restaurants on College Road and is also a short walking distance away from the beautiful OPEN SPACES of Roundwood Park.

## POINTS OF INTEREST

- OVER 1100SQFT OF LIVING SPACE
- PRIVATE FRONT ENTRANCE
- LOFT SPACE CONVERTED
- 29FT OPEN PLAN LIVING ROOM & KITCHEN
- FIRST FLOOR SPLIT LEVEL FLAT
- SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS + OFFICE SPACE
- SHORT WALK TO BAKERLOO & OVERGROUND STATION

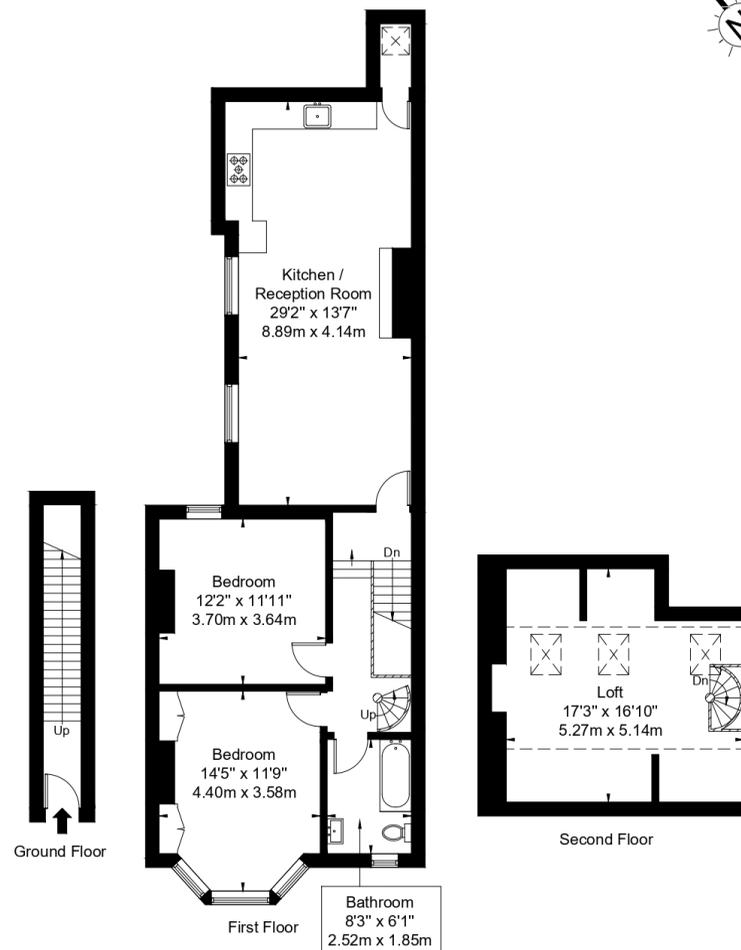


# Spezia Road, NW10 4QJ

Approx Gross Internal Area = 100.8 sq m / 1085 sq

ft Restricted head height = 11.4 sq m / 123 sq ft

Total = 112.2 sq m / 1208 sq ft



Ref :

Copyright **BLEU PLAN**

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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