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Furness Road, Kensal Green, London NW10 4QD
£637,000 - Leasehold



PROPERTY DESCRIPTION

NO UPPER CHAIN...

Offering just over 1300sqft of INTERNAL LIVING SPACE is this delightful and charming SPLIT LEVEL FIRST & SECOND FLOOR MAISONETTE with direct access to PRIVATE REAR GARDEN.

Benefitting from SPACIOUS ACCOMODATION throughout which includes LIGHT & AIRY LANDING, THREE/FOUR BEDROOMS with one currently used as a HOME OFFICE, WELL DESIGNED 20ft KITCHEN DINING AREA with hatch door leading to PRIVATE GARDEN, FITTED BATHROOM.

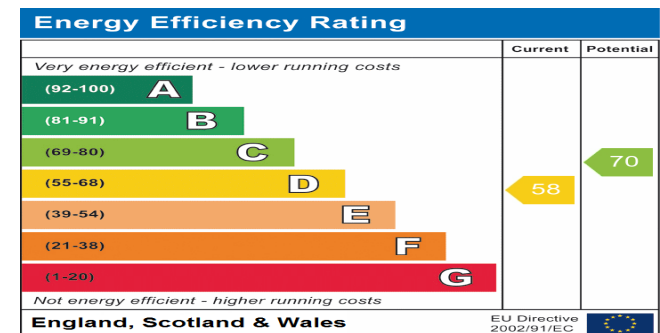
The property also offers the potential to extend the property further with a dormer in the attic room (STPP).

Further benefits include an array of original features which includes high ceilings and wooden flooring and lots of storage space.

Furness Road is located within 0.3 miles of Willesden Junction Overground and Bakerloo line station as well as Kensal Green and Kensal Rise stations also within easy access. Local shops, restaurants, cafes and bars are located within close proximity in Kensal Rise on both Chamberlayne Road and College Road and also Rubio's on Park Parade.

POINTS OF INTEREST

- THREE BEDROOMS
- CLOSE TO AMENITIES
- WELL PRESENTED
- ADVISED 90 YEARS REMAINING ON LEASE
- SPLIT LEVEL
- PRIVATE GARDEN
- GREAT LOCATION
- NO UPPER CHAIN

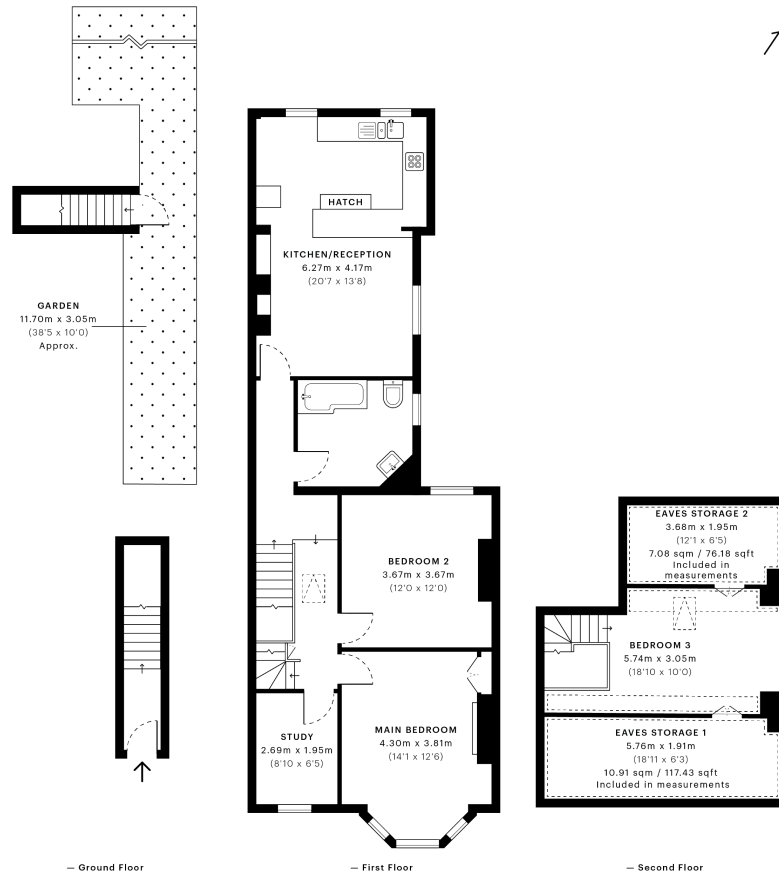


Furness Road, NW10

CAPTURE DATE 10/06/2022 LASER SCAN POINTS 69,879,443

GROSS INTERNAL AREA

121.44 sqm / 1307.17 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
121.44 sqm / 1307.17 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
92.44 sqm / 995.02 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
21.39 sqm / 230.24 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 116.15 sqm / 1250.23 sqft
IPMS 3C RESIDENTIAL 111.12 sqm / 1196.09 sqft

SPEC ID: 62a055b3ed4dad0de08534bd