



## Leighton Gardens, Kensal Rise NW10

### £750,000 Share of Freehold

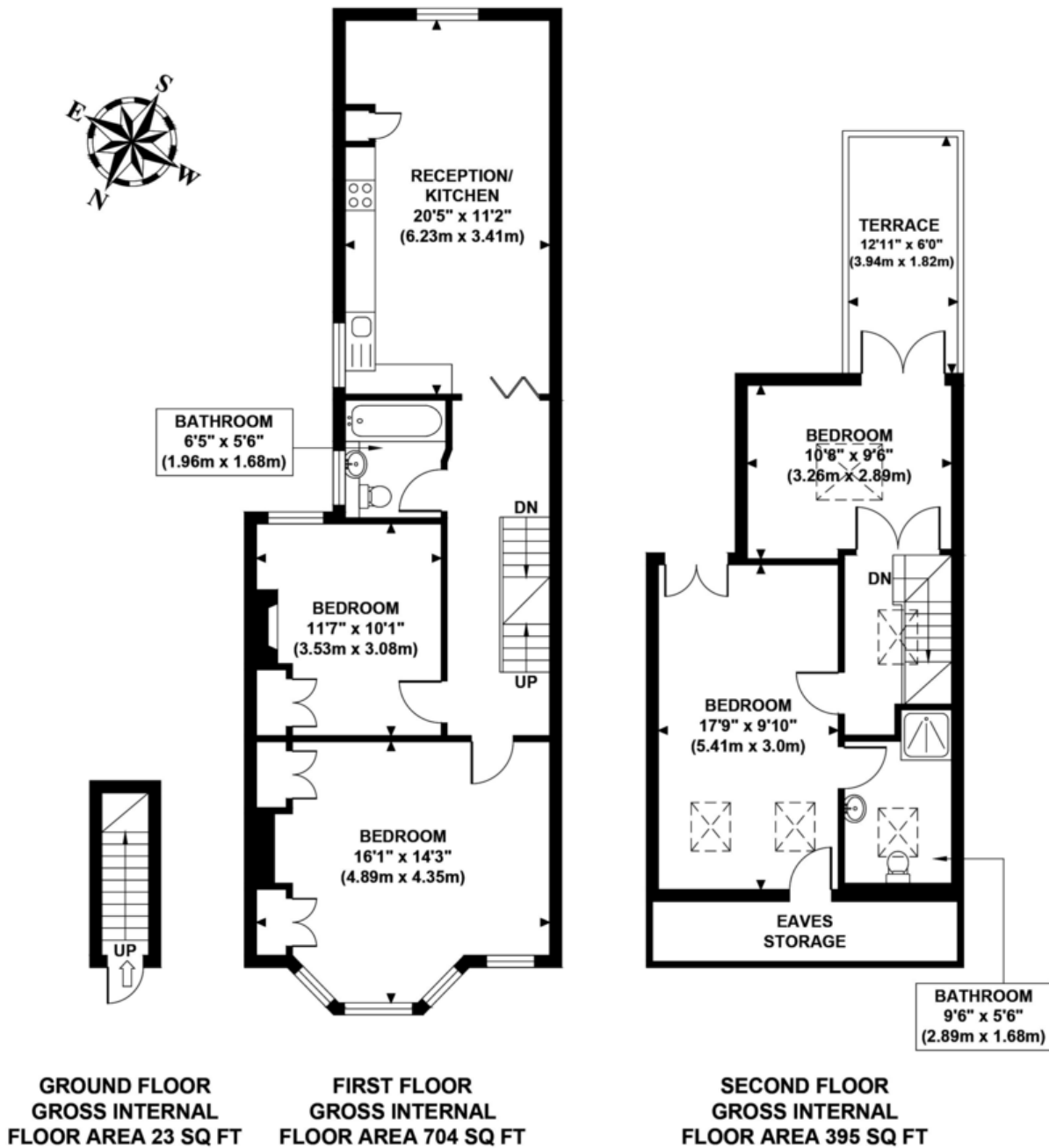
\*\*\* SOLE AGENTS \*\*\*

mile... are extremely proud to present to this market this truly exceptional first floor apartment with a south facing roof terrace. Cleverly extended; this incredibly rare home offers 1,122 square foot of living space over two floors. The first floor has an inviting 20ft fully fitted kitchen/living area, perfect for entertaining; a three piece family bathroom and two double bedrooms with built in wardrobes. The attic has been tastefully converted to be light and spacious, with big windows and skylights, and provides two further bedrooms, a bathroom and beautifully decked south facing roof terrace with views over the City. The property also benefits from double glazed windows, wood flooring in the living area and carpet throughout, high ceilings and an abundance of natural light and storage space. The property is in the catchment area for excellent nurseries and schools including College Green Nursery, Ark Franklin, Princess Frederica and has good transport links with both Kensal Rise (Overland) and Kensal Green and Queens Park (Bakerloo Line & Overground) stations plus numerous bus routes. Leighton Gardens is a highly sought after quiet residential road and is ideally located for Chamberlayne Road and College Road's many restaurants, pubs and independent shops.

- Fantastic first floor apartment
- Four bedrooms
- Amazing south facing roof terrace
- Excellent condition
- Fantastic location
- 20ft open-plan kitchen / living-room
- Share of Freehold
- 1122 sq ft of living space
- Catchment area for Princess Frederica School
- Close to shops and transports

# LEIGHTON GARDENS

Approximate Gross Internal Area  
1122 sq ft / 104 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.  
GB PRO PHOTOS

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.