



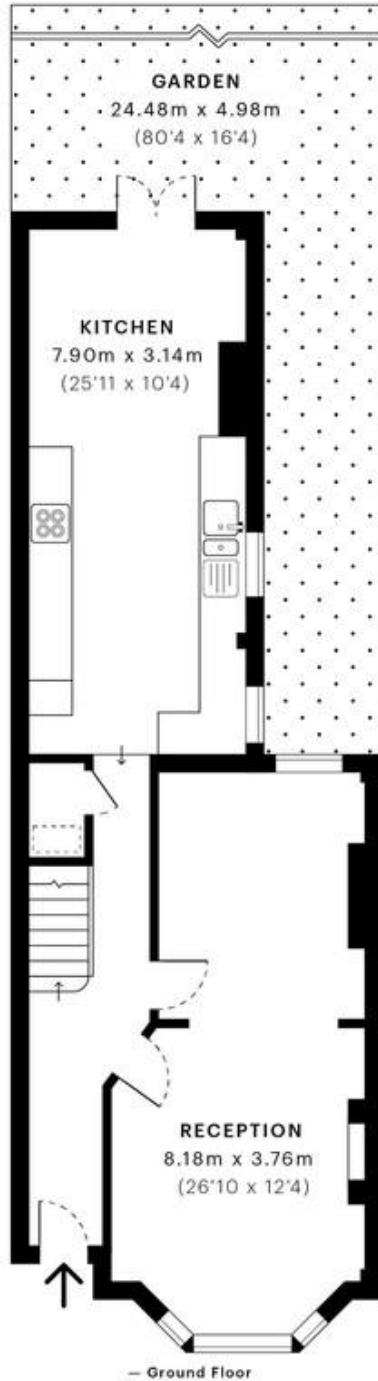
Burrows Road, Kensal Rise NW10

£1,250,000 Freehold

*** SOLE AGENTS ***

mile... are pleased to invite you to visit this great family home on one of Kensal's best streets. Well maintained by the current owners, this great home offers spacious living space over two floors with three double bedrooms, a three piece family bathrooms and amazing living / entertaining space. The ground floor compromises of wide, bright 26ft double reception room with bay windows and a working fire place and a large 25ft kitchen / diner. There is access through French doors from the kitchen a beautiful south facing garden. The first floor comprises of three double bedrooms and a family bathroom. The property also benefits from high ceilings, an abundance of light and storage space. There is also potential to extend two ways (STPP) to maximise accommodation and living space. Burrows Road is an extremely popular residential road and is ideally located for Kensal Rise's restaurants, pubs and shops, with easy access to transport from Kensal Rise (Overground) and Kensal Green (Bakerloo line & Overland) stations plus numerous bus routes.

- Victorian house
- Three double bedrooms
- Potential to extend two ways (STPP)
- South facing garden
- Chain free
- Quiet residential road
- 26 ft double reception room
- Original features
- Catchment area for Princess Frederica School
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property.
125.4 Sqm / 1349.6 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
115.5 Sqm / 1243.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft