## estate agents





## 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



m spec'

## **Burrows Road, NW10**

CAPTURE DATE 08/01/2020

LASER SCAN POINTS 49,366,649

**GROSS INTERNAL AREA** 125.4 Sqm / 1349.6 Sqft



Institution of Chartered Surveyors' Property Measurement



GROSS INTERNAL AREA (GIA) The footprint of the property. RESTRICTED HEAD HEIGHT NET INTERNAL AREA (NEA) EXTERNAL STRUCTURAL FEATURES Excludes walls and external features. Includes washrooms, restricted head nies, terraces, verendas etc d use area under 1.5m θI 125.4 Sqm / 1349.6 Sqft 115.5 Sqm / 1243.7 Sqft 0.0 Sqm / 0.0 Sqft 0.0 Sqm / 0.0 Sqft IPMS 38 RESIDENTIAL Spec floor plans are produced in accordance with the Royal SPEC ID

123.8 Sqm / 1332.7 Sqft

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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.