## estate agents



## Leighton Gardens, London NW10 £635,000 Share of Freehold

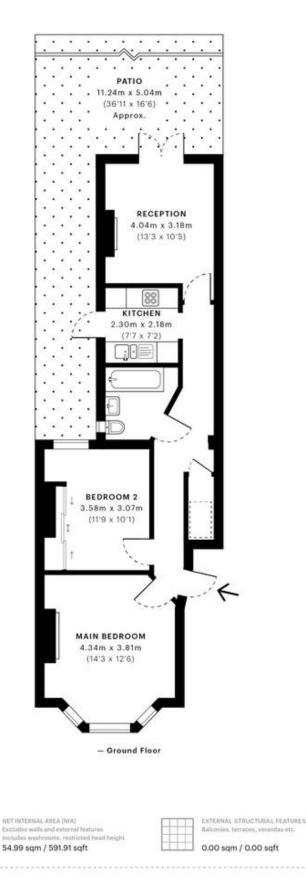
mile... are proud to bring to the market this stunning garden apartment in Kensal Rise. Offered in excellent condition, the property comprises of two double bedrooms, a beautiful reception room with bay windows, a three piece family bathroom and modern fully fitted kitchen. There is also the possibility to fully extend the property by doing the side return and the back extension in order to offer fantastic living and entertaining space (STPP). This lovely home also benefits of wood flooring throughout, wood sash double glazed windows, high ceiling and a great amount of storage space and natural light. The property is being sold with a share of the freehold. Leighton Gardens is an extremely popular residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes.

- Amazing garden apartment
- Two double bedrooms
- Excellent condition
- Fantastic location
- Share of freehold

- Double glazed sash windows
- Potential to extend (STPP)
- Quiet residential road
- Stunning low maintenance garden
- Close to shops and transport



59.67 sqm / 642.28 sqft





 BI
 IESTRICTED HEAD HEDOHT

 Limited use area under 15 m

 1.02 sgm / 10.98 sqft

IPMS 38 RESIDENTIAL 58.47 sgm / 629.37 sqft

59.67 sqm / 642.28 sqft

٢

-

OSS INTERNAL AREA (OIA)

6"h

The footprint of the property

Spec Verified floor plans are produced in accordance with

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.