

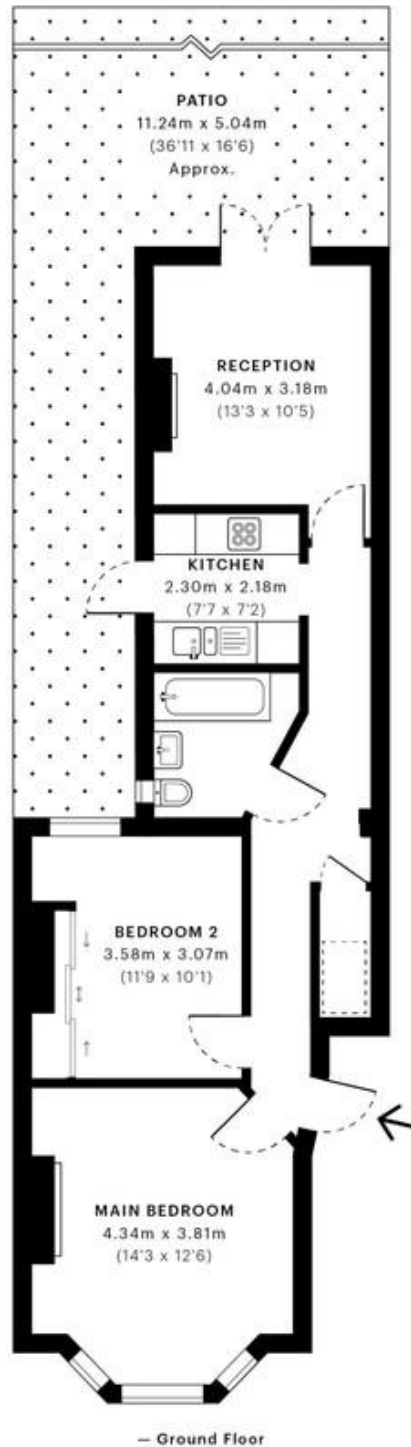


## Leighton Gardens, London NW10

### £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



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
59.67 sqm / 642.28 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
54.99 sqm / 591.91 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
1.02 sqm / 10.98 sqft