



Chamberlayne Road, Kensal Rise NW10

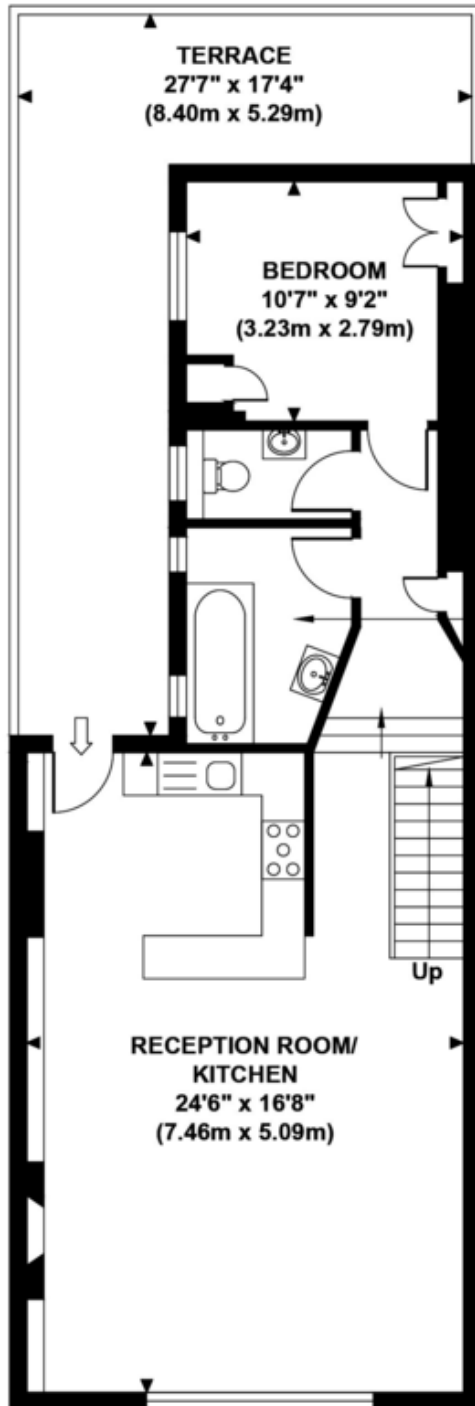
£850,000 Leasehold

Welcome to Chamberlayne Road. The stylish apartment has been well maintained and heavily invested by the current owners. Comprising of a sleek kitchen fully fitted with modern appliances which leads to a truly stunning open plan living dining area boasting an incredible amount of natural light. Continuing further to the rear homes a family bathroom, a separate WC and double bedroom. The second floor offers a further two double bedrooms including the 17 ft master bedroom with clever built in wardrobes. Planning permission had been previously in place to extend the property further into the attic allowing an additional bedroom and ensuite. Access into the property via the prestigious Kempe Road of Queens Park guides you to an incredibly rare 17 ft reclusive terrace which acts as the perfect spot for relaxing and entertaining. The beauty of the flats location allows you a short stroll to Queens Park itself. This beautiful home is offered with a long lease offers an abundance of natural light throughout, its own entrance, wood flooring, underfloor heating, double glazed windows, high ceilings, many original features and plenty of storage space. Located in the heart of Chamberlayne Road, this flat is within walking distance to all the trendy coffee shops, restaurants, gastro pubs and shops all at its doorstep. Kensal Rise (Overland) station and the fantastic Bakerloo line station of Queens Park are also within easy walking distance as well as the open space of Queens Park as aforementioned.

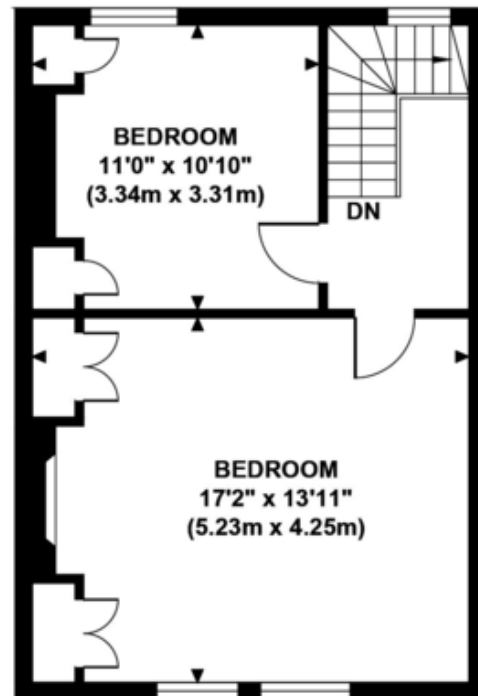
- Superb split-level apartment
- Three double bedrooms
- Incredible private roof terrace
- Excellent condition
- Long lease
- Own entrance
- Potential to extend (STPP)
- Over 1000 sq ft of living space
- Double glazed windows
- Close to shops and transports

CHAMBERLAYNE ROAD

Approximate Gross Internal Area
1059 sq ft / 98.5 sq m



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 640 SQ FT**



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 419 SQ FT**

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.