



WHITMORE GARDENS, KENSAL RISE

LONDON, NW10 5HG

PRICE £999,950



WHITMORE GARDENS, KENSAL RISE, LONDON, NW10 5HG

AN EXCITING PROJECT/REFURBISHMENT OPPORTUNITY IN KENSAL RISE. Alerting all developers, builders, cash buyers etc, to this 1021 sq.ft (95 sq.m) approx 1920's built terraced house comprising 3 bedrooms, 2 receptions, kitchen, bathroom/wc and 60ft rear garden. The property has much scope to increase the current living space by either extending to the rear and/or converting the loft space (stpp) and is situated in one of the best tree-line streets in Kensal Rise, close to the popular bars/deli's on College Road & Chamberlayne Road and near to both Kensal Rise (Mildmay Line) & Kensal Green (Bakerloo & Lioness Line) stations. Tenure is Freehold and Council Tax Band is 'E' (London Borough of Brent).



ENTRANCE HALL
with stained glass window to front door and wing window, period style coloured diamond tiled floor, picture rail, ceiling coving.

RECEPTION 1
16'3 (to bay) x 11'7 (to alcove) (4.95m (to bay) x 3.53m (to alcove))
with double glazed windows, bay radiators.

RECEPTION 2
17'6 (to alcove) x 12'7 (5.33m (to alcove) x 3.84m)
with picture rail, radiator, fitted dresser, understairs meter cupboard, door to kitchen, radiator.

KITCHEN
13'3 x 6'0 (4.04m x 1.83m)
with sink and drainer, base cupboards, door to rear garden.

STAIRS & LANDING TO FIRST FLOOR
with access to loft space.



BEDROOM 1
16'3 (to bay) x 10'10 (4.95m (to bay) x 3.30m)
with built in cupboards, double glazed windows, radiator.

BEDROOM 2
13'0 x 11'6 (3.96m x 3.51m)
with built in cupboard, radiator, picture rail.

BEDROOM 3
10'6 x 6'6 (3.20m x 1.98m)
with double glazed window, radiator.

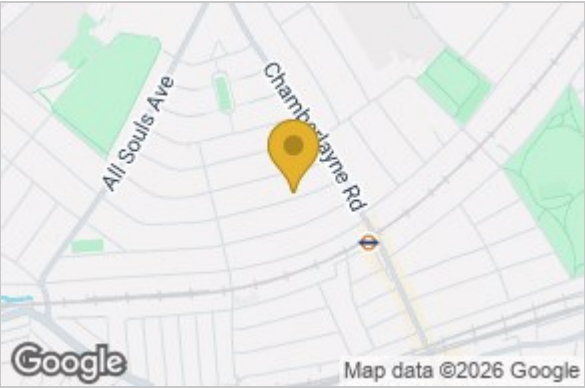
BATHROOM/WC
with bath, wash hand basin, wc, half tiled walls.

GARDEN
at rear 60ft (visual estimate).

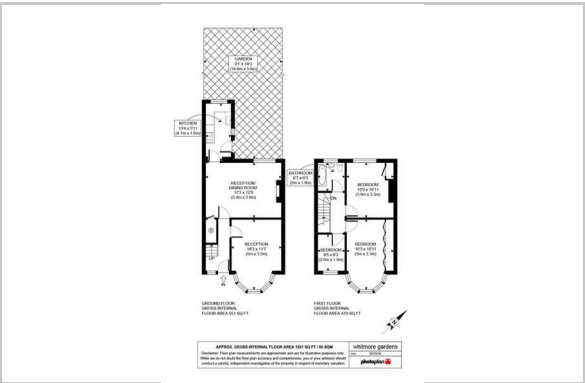
TENURE
The tenure is Freehold.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

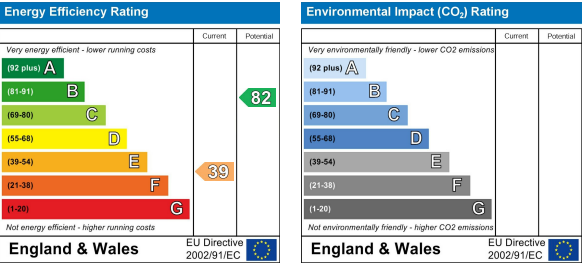
AREA MAP



FLOOR PLAN



ENERGY EFFICIENCY GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.