



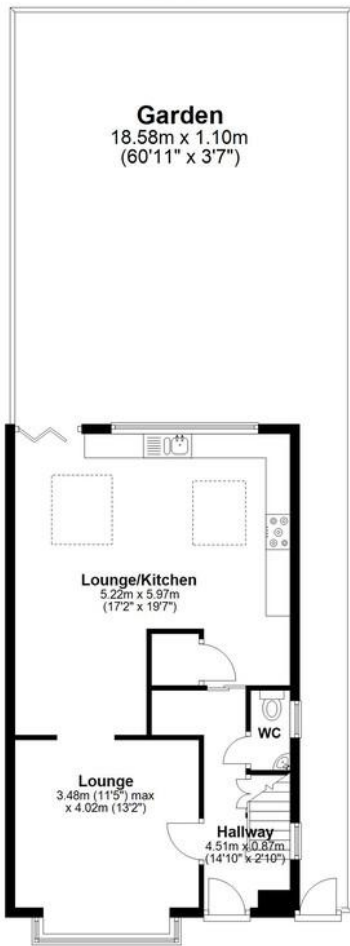
Pember Road, Kensal Green NW10

£985,000 Freehold

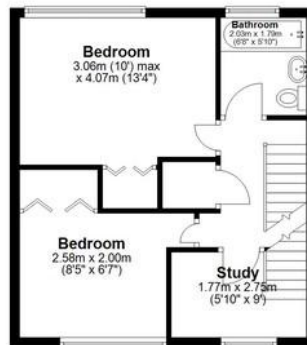
Welcome to Pember Road, where timeless character meets modern family living in one of North West London's most connected and vibrant pockets. This mature post-war red brick end-of-terrace home is offered chain free and positioned on a quiet residential road in the heart of NW10. Loved for its generous proportions and practical layout, the property offers excellent living space for growing families whilst still providing scope and flexibility for the future. The ground floor comprises a bright separate lounge, a spacious kitchen diner ideal for entertaining and family life, downstairs WC, and direct access onto a generous rear garden. Side access further enhances the practicality of the home and makes outdoor living and storage particularly convenient. The first floor offers two well-proportioned double bedrooms, both benefiting from built-in storage, alongside a family bathroom and a useful study area perfect for home working or children's homework space. Occupying the top floor is an impressive attic conversion currently arranged as a substantial principal bedroom with ensuite. For buyers seeking additional accommodation, the space could easily accommodate a partition wall to create two separate bedrooms, allowing the home to function as a four-bedroom house if required. Perfectly positioned, Pember Road enjoys easy access to the independent cafés, restaurants and amenities of Chamberlayne Road, whilst the green open spaces and village-style atmosphere of Queen's Park are only a short distance away. The world-famous Portobello Road is also within close walking distance, offering a vibrant mix of boutiques, markets, eateries and culture right on your doorstep.

- Semi-detached home
- Three bedrooms
- Two bathrooms
- Open kitchen dining
- Generous garden
- Chain free
- Quiet residential road
- Fantastic location
- Good condition
- Close to shops and transports

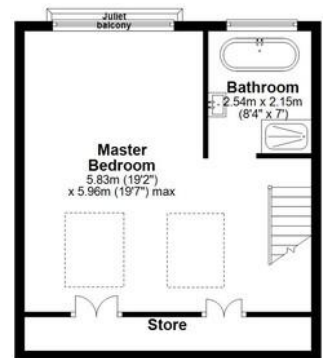
Ground Floor
Approx. 58.3 sq. metres (628.0 sq. feet)
(excluding Garden)



First Floor
Approx. 40.3 sq. metres (433.7 sq. feet)



Second Floor
Approx. 40.0 sq. metres (430.0 sq. feet)



Total area: approx. 138.6 sq. metres (1491.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using Planipol

Pember Road

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.