



MILE



Purves Road, London NW10

£730,000 Leasehold

Welcome to Purves Road — an incredible two-bedroom, fully extended garden flat for sale on this prime road in Kensal Rise. Finished to an exceptional standard, the property has been thoughtfully configured to offer two generous double bedrooms and two modern bathrooms. The true centrepiece is the beautifully designed open-plan kitchen and living area, which flows seamlessly out to a private garden. Thanks to its favourable orientation, the garden enjoys a rare sense of privacy, with open green views and no direct overlooking — something seldom found in this part of London. Offered chain-free with a long lease, and ideally located just a short walk from Kensal Rise and Kensal Green stations.

- Ground floor Period home
- Two double bedrooms
- Two bedrooms
- Excellent condition
- Chain free
- Open-plan kitchen / living-room
- Private garden
- Prime road
- Viewing recommended
- Close to shops and transports



**Ground Floor**  
Approx. 78.2 sq. metres (842.0 sq. feet)  
(excluding Garden)



**Garden**  
10.20m x 4.90m  
(33'6" x 16'1")

**Kitchen/dining/living**  
7.56m x 4.90m  
(24'9" x 16'1")

**Bathroom**  
3.60m (11'6") max  
x 3.10m (10'2")

**Inner courtyard**  
1.20m x 1.60m  
(3'11" x 4'4")

**Bedroom**  
3.70m x 3.10m  
(12'2" x 10'2")

**Bedroom**  
3.60m x 3.60m  
(11'10" x 11'10")

Total area: approx. 78.2 sq. metres (842.0 sq. feet)  
**Purves 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.