

College Road, Kensal Rise NW10



# College Road, Kensal Rise

## NW10

Spread over the first and second floor of this terraced house is this light filled apartment that offers 960 sq ft of internal accommodation. A spacious reception room occupies the front of the property with a west-facing aspect, double glazed windows, and an original feature fireplace, followed by the kitchen. The property offers two spacious bedrooms and a three piece bathroom suite. Planning permission has been approved to convert the loft room into a further double bedroom.

This would be an ideal rental investment or first time purchase.



**Guide price:** £600,000

**Tenure:** Share of freehold plus leasehold, approximately 997 years remaining

**Local authority:** London Borough of Brent

**Council tax band:** C



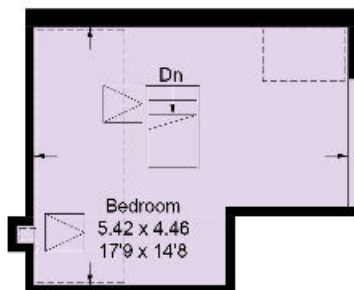
This property is perfectly positioned on one of the most sought-after roads in Kensal Rise. At one end of College Road is Kensal Green Underground station (Bakerloo line) which provides London Overground and at the other end of the street there is an array of great little shops, bars and restaurants including L'Angolo Deli, Graceland's Cafe and The Island Pub.

Further to this, lovely green spaces can be found at either Roundwood Park or Queens Park which are equidistant from the property.



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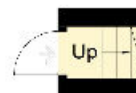
Approximate Area = 89.2 sq m / 960 sq ft  
Including Limited Use Area (8.4 sq m / 90 sq ft)



### Second Floor

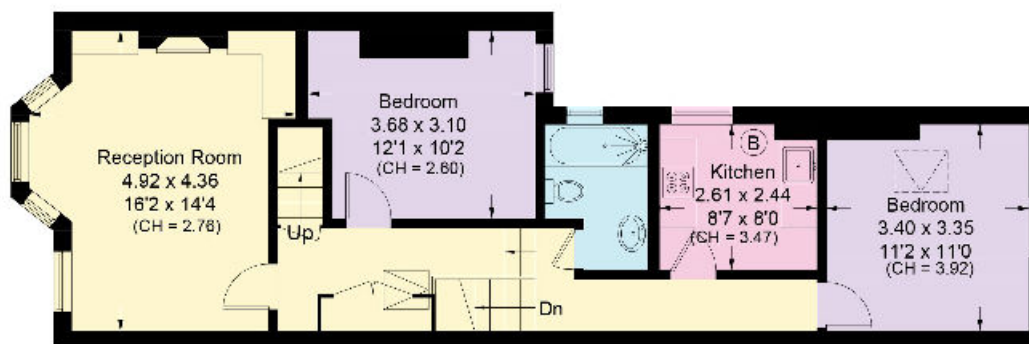
Approximate Area = 21.2 sq m / 228 sq ft  
Including Limited Use Area (8.4 sq m / 90 sq ft)

Reduce head height below 1.5m



### Ground Floor

Approximate Area = 1.2 sq m / 13 sq ft



### First Floor

Approximate Area = 66.8 sq m / 719 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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