

# Prime House, Bansiter Road W10

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# Prime House, Banister Road **W10**

A modern two double-bedroom, two-bathroom apartment in the popular Prime House in the heart of Kensal Rise.

This bright fifth floor apartment provides 946 sq ft of lateral accommodation and has been decorated in a contemporary style. The open-plan reception room enjoys floor-to-ceiling windows, integrated appliances and a west facing balcony with striking views. There are two generously sized bedrooms and two bathrooms. The principal suite further benefits from fitted storage and an en suite.



**Guide price:** £600,000

**Tenure:** Leasehold: approximately 242 years remaining

**Service charge:** £4000 per annum, reviewed annually, next review due 2024

**Ground rent:** £300 per annum, reviewed annually, next review due 2024

**Local authority:** London Borough of Brent

**Council tax band:** D



Access is convenient with a lift and entryphone system. The property further benefits from a communal roof garden and is offered chain-free.

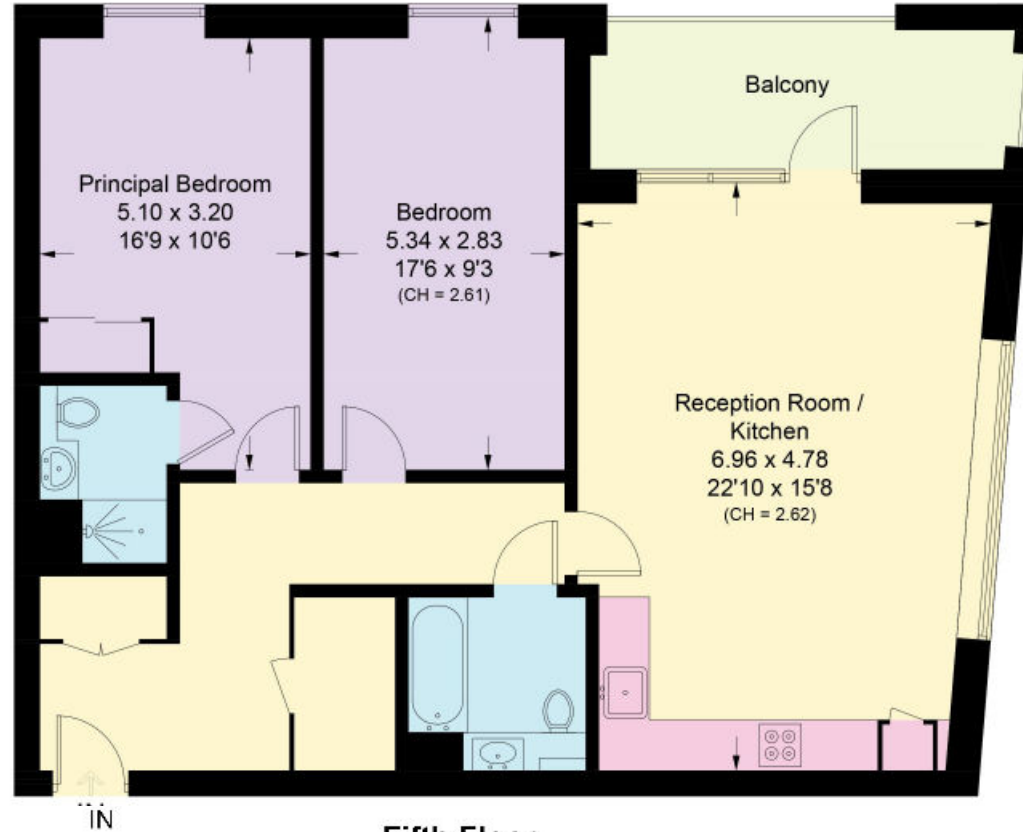
Banister Road is situated in a desirable location, moments from the amenities of Kensal Rise and close to the many shops and restaurants of Chamberlayne and Salusbury Roads.

The apartment is also within reach of Queens Park, with its tennis courts and pleasant walks. Local stations include Kensal Rise (overground), Queens Park (overground/Bakerloo line) and Kensal Green (Overground/Bakerloo)



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Approximate Area = 87.9 sq m / 946 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)



## Fifth Floor

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.

**Knight Frank**  
**Queen's Park**  
60 Salusbury Road  
NW6 6NP

**Queen's Park**  
020 3815 3020  
queenspark@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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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