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Herbert Gardens, Kensal Rise, London NW10 3BX
£475,000 - Share of Freehold



PROPERTY DESCRIPTION

NO UPPER CHAIN...

Situated on a popular TREE LINED ROAD in Kensal Rise is this spacious TWO BEDROOM first floor flat, the property is conveniently located and offers easy access to both Kensal Green Bakerloo line & overground and Kensal Rise overground stations and a number of bus services.

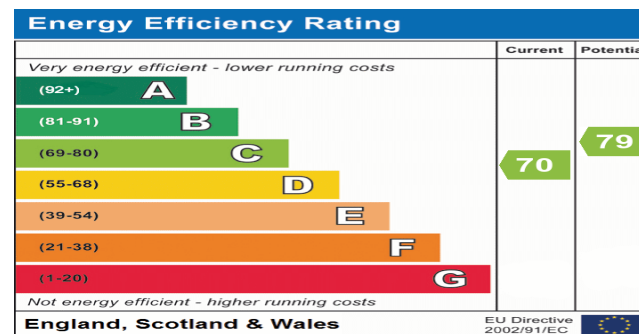
Both College Road and Chamberlayne Road are a short walking distance away offering numerous cafes, restaurants, shops and bars.

The property boasts communal entrance hall, landing area, bay fronted reception room, kitchen, bathroom and Two bedrooms. We have been advised the property is Share of Freehold tenure with a leasehold of 125 years from 1 June 2007, we have also been advised the property obtains the rights to the loft space (To be confirmed by any interested parties legal team).

Please note the services in this property have not been tested

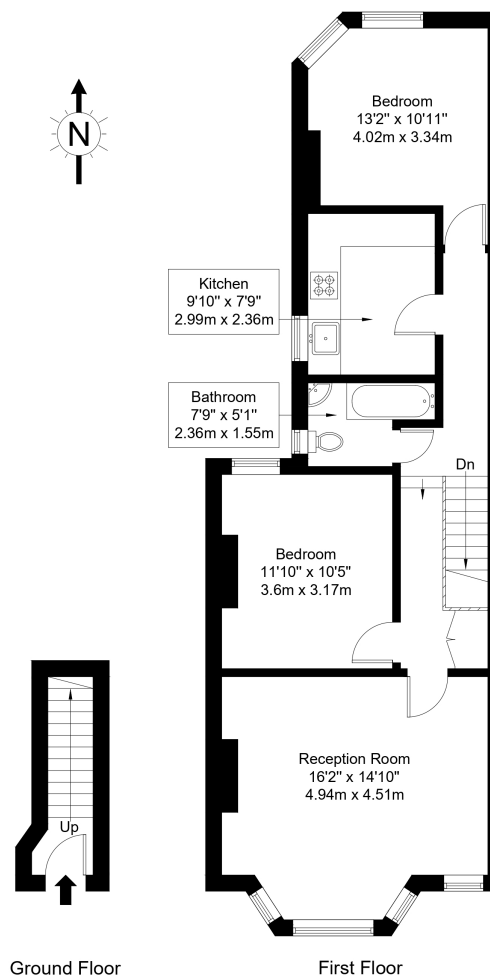
POINTS OF INTEREST

- TWO BEDROOMS
- FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- TREE LINED ROAD
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO TRANSPORT LINKS



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Approx Gross Internal Area = 69.3 sq m / 746 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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