









## Buller Road, Kensal Rise NW10 £535,000 Share of Freehold

mile... are delighted to bring to the market newly refurbished ground floor flat in Kensal Rise. Offered in excellent condition, the property comprises of two double bedrooms (one with bay windows), a beautiful open plan moden kitchen living area, a contemporary bathroom and separate WC. This lovely home also has been refurbished to an high standard, benefits of wood flooring throughout and the property is being sold chain free with a share of the freehold. Buller Road is an extremely popul ar residential road and this property is ideally located for Chamberlayne Road, College Road and Salusbury Road's many restaurants, pubs, vintage shops with Kensal Rise (Overground), Kensal Green and Queens Park (Bakerloo line & Overland) stations plus numerous bus routes

- Ground floor apartment
- Newly refurbished
- Chain free
- Outside space
- Share of freehold

- Quiet residential road
- Two double bedrooms
- Fantastic location
  - Short walk to open green space of Queens Park
- Close to shops and transport

CAPTURE DATE 15/09/2021

LASER SCAN POINTS 2,471,008







GROSS INTERNAL AREA (GIA) The footprint of the property

54.39 sqm / 585.45 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
50.95 sqm / 548.42 sqft



EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT Limited use area under 1.5 m

0.91 sqm / 9.80 sqft



Spec Verified floor plans are produced in accordance with

IPMS 38 RESIDENTIAL 54:26 sqm / 584:05 sqft

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,

- Ground Floor

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.

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.