



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 modern kitchen living area, a contemporary bathroom and separate WC. This lovely home also has been refurbished to a 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 popular 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



— Ground Floor

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