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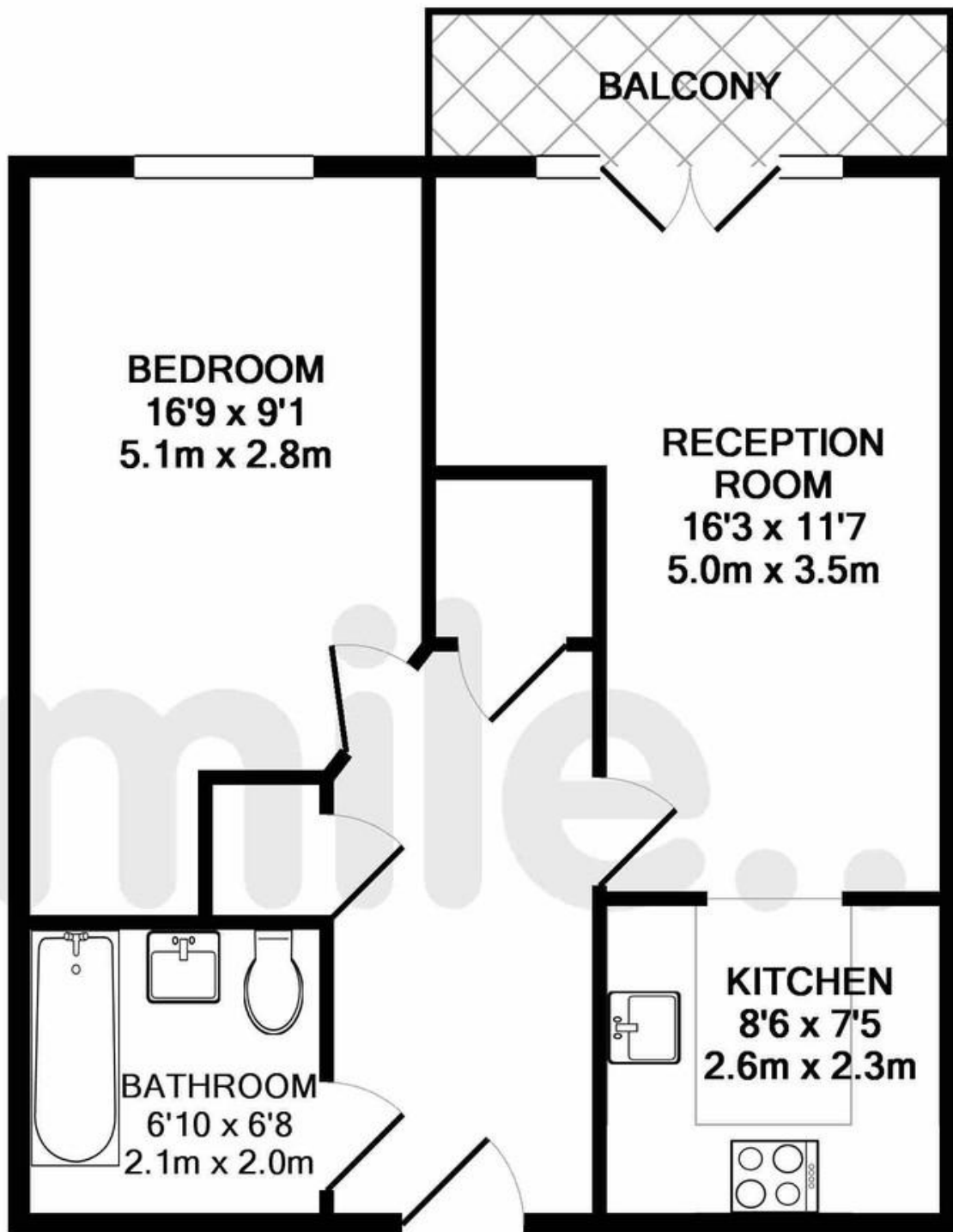


Ainsworth Court, 14 Plough Close, Kensal Green NW10

£305,000 Leasehold

The property is in excellent condition throughout and comprises of a lovely reception room with eating area and office space leading onto a modern kitchen with fully fitted appliances, a 16ft double bedroom with plenty of storage space, a three piece bathroom and two storage areas. There is also access from the living-room onto a lovely balcony. Bright and airy, this property also benefits from an entry phone, lift and there is also the possibility to apply for off street parking. Ainsworth Court is ideally located off Harrow Road and is very close to Chamberlayne Road and College Road's many restaurants, pubs, shops with easy access to transport from Kensal Rise (Overground) and Kensal Green (Bakerloo line & Overland) stations plus numerous bus routes. Chain free!

- **Fantastic one bedroom apartment**
- **Access to a great balcony**
- **Excellent condition**
- **Fantastic location**
- **Chain free**
- **87 year lease**
- **23ft open-plan kitchen / lounge**
- **Bright and airy**
- **Modern development**
- **Close to shops and transports**



**TOTAL APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**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, 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.

**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.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.