



All enquiries Ref: James Paterson



- Long leasehold ground floor self-contained flat requiring modernisation with rear garden
- Full vacant possession

**Location:**

The property is situated on Burrows Road between its junctions with College Road and Langler Road. Public transport links include Kensal Green station (Bakerloo Line) and Kensal Rise station (Overground), both located nearby and providing excellent connectivity. Road links include the A404 (Harrow Road), which runs through the Kensal Green / Queen's Park area. Shopping amenities can be found locally along Chamberlayne Road, with a wider selection of cafés, shops, bars and restaurants available in Queen's Park and the surrounding Kensal Rise area. Recreational pursuits can be enjoyed at the open spaces of Queen's Park, located within easy reach.

**Description:**

Long leasehold ground floor self-contained flat requiring modernisation with rear garden.

**Accommodation:**

Ground floor: Two bedrooms, reception room, kitchen (not fitted), shower room/WC

Outside: Private rear garden

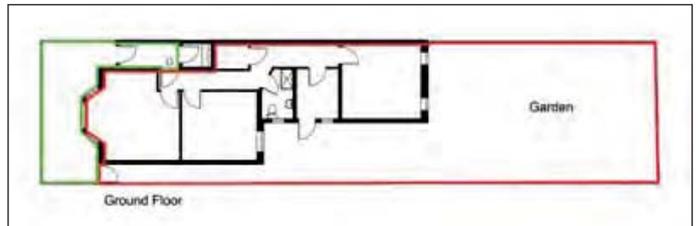
Gross Internal Area (GIA): Approximately 62 sq m (668 sq ft)

**EPC rating:** D

**Council Tax Band:** D

**Lease:**

Sold with the benefit of a new long lease for a term of 990 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.



**Potential:**

The property may be suitable for a rear extension subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

