



Berens Road, NW10
OIEO £495,000, Leasehold

Anderson//Rose



Berens Road, NW10

This is a fantastic opportunity to acquire a beautifully presented and incredibly bright, one bedroom garden apartment, set within a charming period conversion in North London.

The apartment has been finished to a superb standard and benefits from a range of period features throughout. Comprising of an exceptionally large reception and dining space filled with natural daylight from the spectacular sash bay window and a splendid original fireplace, followed by a lovely open plan kitchen that leads on to an impressive private garden. The flat further comprises of the bedroom and a family bathroom.

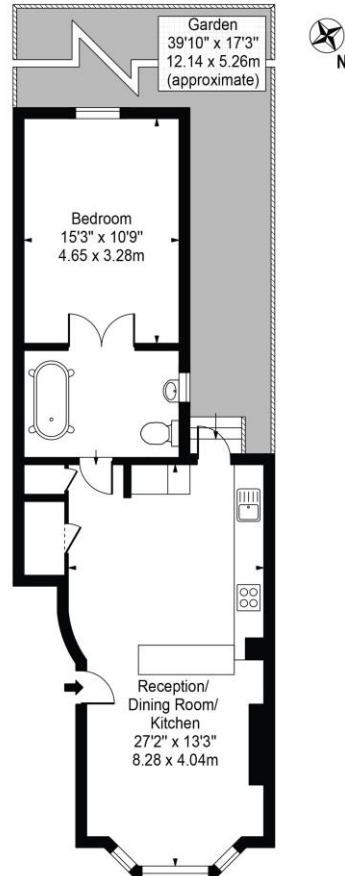
Berens Road is a quiet and leafy residential street in the heart of Kensal Green. Both Kensal Rise and Queens Park highstreets and the variety of world class amenities they possess are just a short walk away from your front door. Queens Park open green space is also nearby, whilst Kensal Green Station and Tube provides a simple commute across the capital and is less than a 5-minute walk from your front door.

Ref PCL240012

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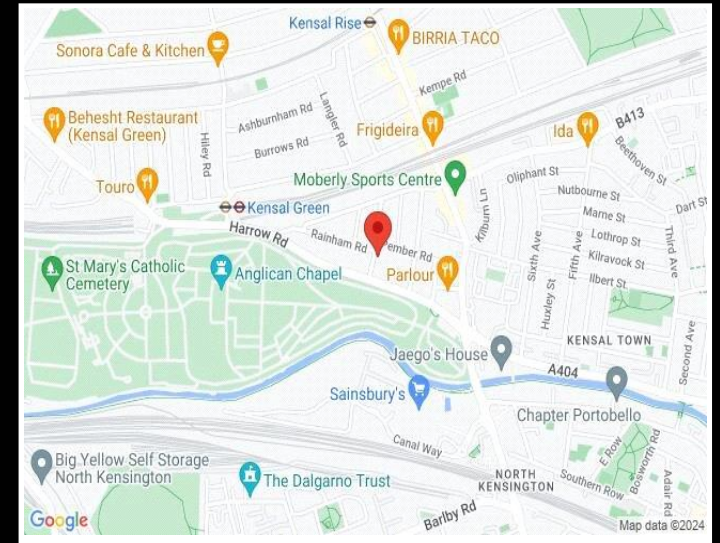


Berens Road Approx. Gross Internal Area 601 Sq Ft - 55.83 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.