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## Harrow Road Kensal Green, NW10



**Four Storey Period Townhouse**

**£599,950 o.n.o – Freehold**

This charming Georgian/Early Victorian property is presently set over three floors and consists of reception room, kitchen, 3 bedrooms and family bathroom with the prospect of adding two further rooms in the basement.

With its central location on Harrow Road it benefits from great transport links and is local to all the trendy bars and restaurants of Kensal Green/Kensal Rise.

This property has amazing potential to be restored to its original splendor. If you are looking for a project and would like to turn this house into a home then please contact us to arrange a viewing

These particulars do not constitute any offer or contract. All statements contained in them are believed to be correct or, as to measurements, approximately correct to the best of the knowledge of True Associates Ltd and the vendor and shall not be taken as implying or representing a fact or a warranty and any intending Purchaser must satisfy himself by inspection, searches, enquiries or otherwise as to the correctness of each statement contained in these particulars. Intending Purchasers are asked to conduct all negotiations through True Associates Ltd, co reg no 4428716, registered office, 1 Kilburn Lane, London W10 4AE

**Ground Floor:**

**Reception Room: 13'1 x 10'1**

**Kitchen: 11'9 x 8'8**

**Garden: 30'8 x 14'3**

**First Floor:**

**Bedroom One: 14'1 x 13'**

**Second Floor:**

**Bedroom Two: 14'2 x 13' (approx)**

**Bedroom Three: 11'8 x 8'9**

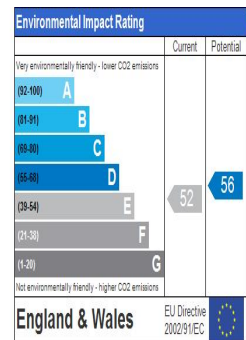
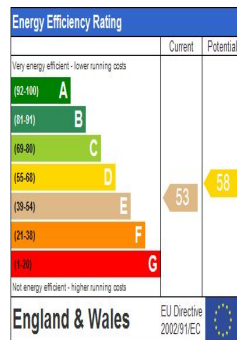
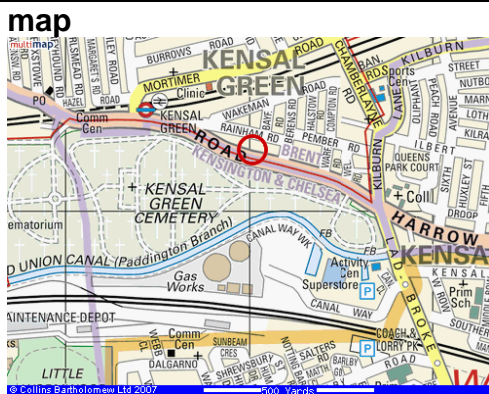
**Lower Ground Floor Area**

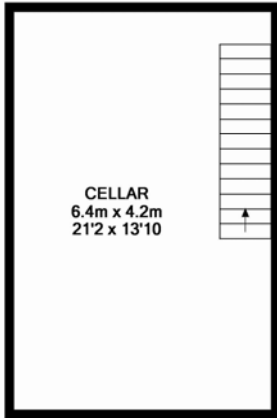
**Room One: 13'11 x 12'6**

**Room Two: 11'2 x 8'5**

**Orientation: South Facing**

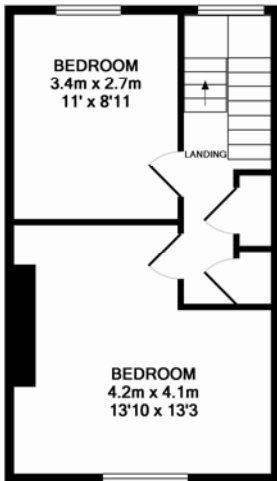
**Tenure: Freehold**





**CELLAR**  
6.4m x 4.2m  
21'2 x 13'10

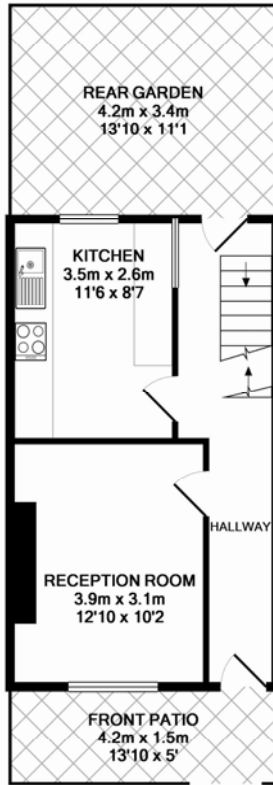
**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 27.1 SQ.M.  
(292 SQ.FT.)



**BEDROOM**  
3.4m x 2.7m  
11' x 8'11

**BEDROOM**  
4.2m x 4.1m  
13'10 x 13'3

**3RD FLOOR**  
APPROX. FLOOR  
AREA 30.4 SQ.M.  
(327 SQ.FT.)



**REAR GARDEN**  
4.2m x 3.4m  
13'10 x 11'1

**KITCHEN**  
3.5m x 2.6m  
11'6 x 8'7

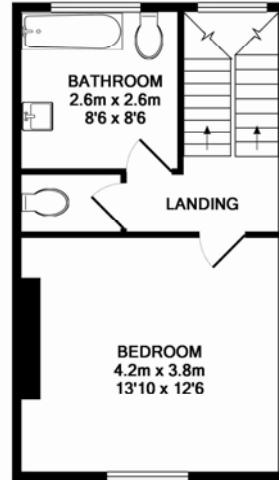
**RECEPTION ROOM**  
3.9m x 3.1m  
12'10 x 10'2

**FRONT PATIO**  
4.2m x 1.5m  
13'10 x 5'

**ENTRANCE FLOOR**  
APPROX. FLOOR  
AREA 30.4 SQ.M.  
(327 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 118.4 SQ.M. (1274 SQ.FT.)**

KeyHPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHPS please visit [www.keyhps.com](http://www.keyhps.com)  
(Tel: 0845 475 4188)  
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**BATHROOM**  
2.6m x 2.6m  
8'6 x 8'6

**LANDING**

**BEDROOM**  
4.2m x 3.8m  
13'10 x 12'6

**2ND FLOOR**  
APPROX. FLOOR  
AREA 30.5 SQ.M.  
(328 SQ.FT.)

