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# Under Offer

Chevening Road,  
Queens Park, NW6



Five Bedroom Terraced House

£800,000 - Freehold

A fabulous opportunity to refurbish this attractive late Victorian/early Edwardian five bedroom house. Boasting high ceilings and original features, 100ft rear garden and off street parking. Enviably located between Kensal Rise and Queens Park, close to the trendy bars and restaurants of Chamberlayne Road with good transport links.



**Reception Room One: 15'5 x 13'1**

Bay window to front aspect, original ceiling rose and cornice, original fireplace



**Reception Room Two: 13' x 11'10**

Original sash window to rear aspect, original fireplace

**Reception Room Three: 15'1 x 12'4**

Original fireplace, original sash window to rear aspect, built in storage cupboard,

**Kitchen: 8'2 x 7'10**

Door leading to garden, original window to side aspect, partially tiled to mid height

**FIRST FLOOR**

**Bedroom One: 15'7 x 12'**

Built in storage cupboards, original fireplace, bay window to front aspect



**Bedroom Two: 9'9 x 5'7**

Original single sash window to front aspect

**Bedroom Three: 13' x 12'**

Original fireplace, original sash window to rear aspect, built in storage

**Bedroom Four: 13'8 x 12'**

Original sash window to rear aspect, picture rail, built in storage cupboard



**Utility Room/Kitchen**

**(ex bedroom): 8'10 x 7'10**

Original fireplace, original sash window to side aspect,

**Bathroom:**

Original bathtub and toilet system, original window to side aspect

**Garden: TBC**

Part paved and grassed area, North facing



**GENERAL**

Original skirting boards throughout, original corning in some room, central heating, timber four panelled doors, loft space suitable for conversion to create further bedroom and bathroom

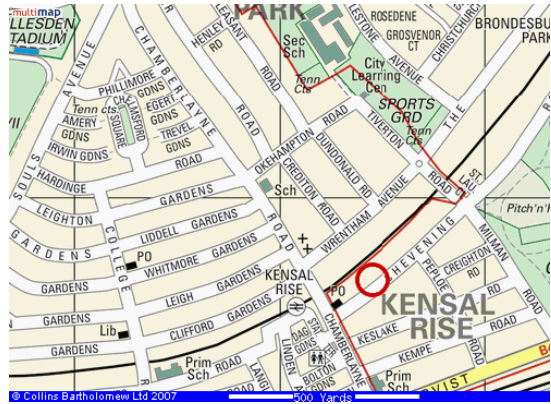
Tenure: **Freehold**





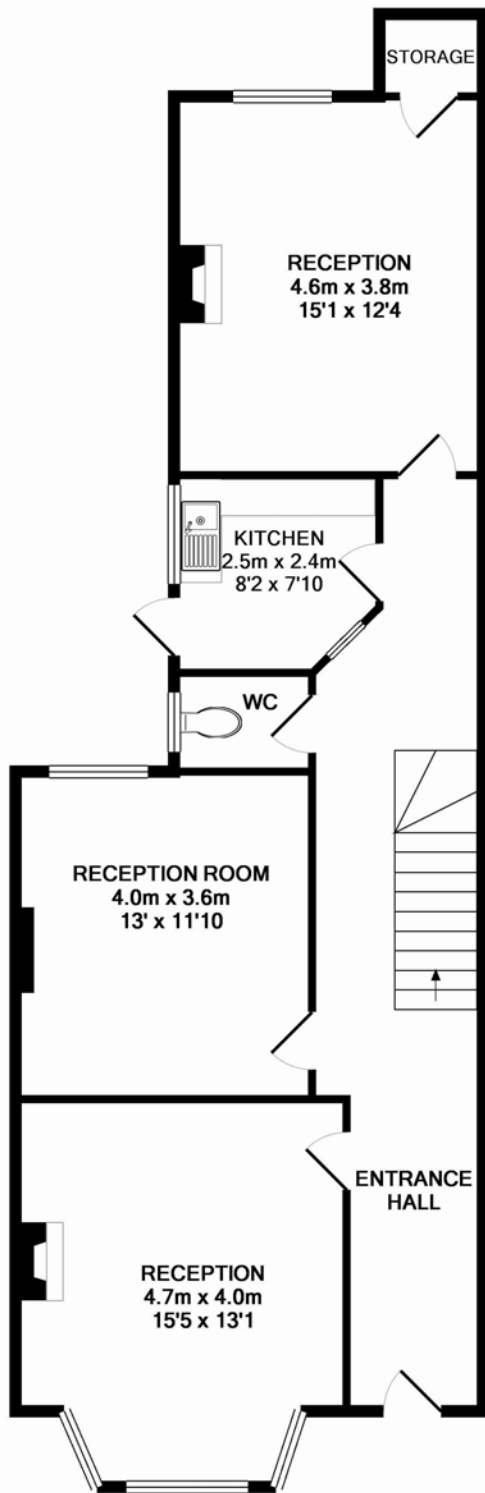
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	58
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

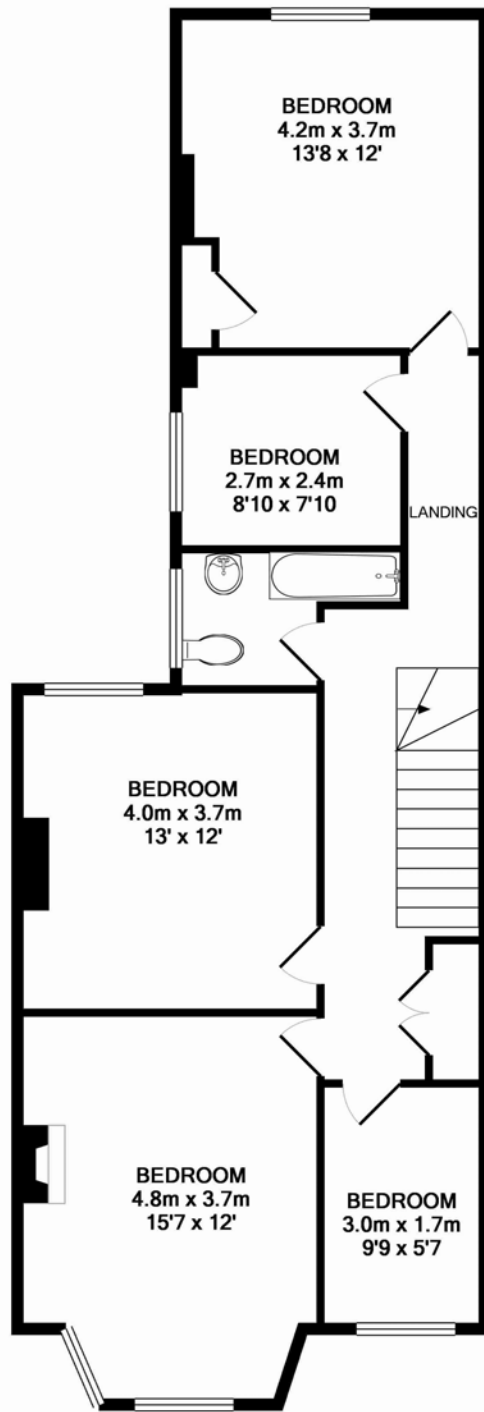


See overleaf for Floorplan





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 203.9 SQ.M. (2195 SQ.FT.)

KeyHIPS 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 KeyHIPS please visit [www.keyhips.com](http://www.keyhips.com)  
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