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Under Offer

Purves Road
Kensal Green, NW 10



two bedroom ground floor flat

£270,000 - leasehold

An attractive and spacious two bedroom ground floor flat for sale in the heart of Kensal Green, boasting ample storage, a good sized kitchen/diner, large reception room and communal garden. Close to the trendy bars, restaurants and local amenities of Kensal rise and the Princess Federica CE VA Primary School, great transport links including Kensal Green station, 2 mins walking distance.



Entrance Hall:

Chrome light switches, spotlighting, storage cupboard,

Reception/Dining Room: 13'4 x 12'

Built in electric fire, casement window to front aspect



Master Bedroom: 13'3 x 11'4

Built in storage cupboards, casement window to front aspect

Bedroom Two: 10'9 x 8'10

Built in storage cupboard, casement window to rear aspect



Bathroom:

Fitted three piece suite, tiled floor and walls, casement window to rear aspect

Kitchen: 10'9 x 10'

Fitted units, electric and gas hob cooker, 2 large storage cupboards, tiled floor, casement window to rear aspect



GENERAL

Laminate flooring throughout, gas central heating (boiler approx 2yrs old), double glazing, extra storage in communal hallway, entryphone admission into property

Tenure: 97yrs leasehold

Ground Rent: £10 p/a

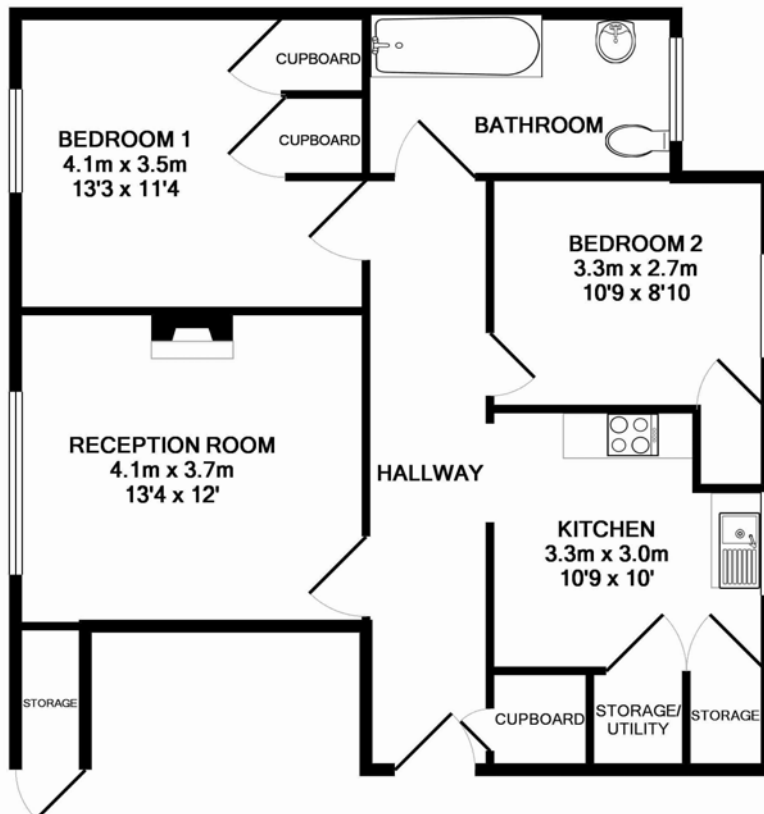
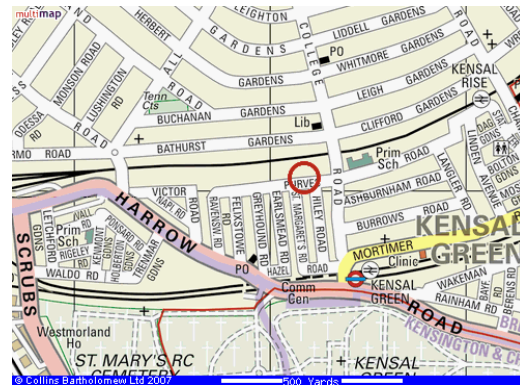
Service Charge: £30 p/m





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	62	63
39-54	E		
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	61	61
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 70.4 SQ.M. (758 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 (Tel: 0845 475 4165)
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