



MILE



Purves Road, London NW10 £815,000 Freehold

Welcome to Purves Road, a stunning residence located in the heart of Kensal Rise, nestled within the vibrant and historical neighbourhood of Kensal Green. This area boasts a rich tapestry of history and culture, with its roots stretching back to the 19th century. Known for its charming Victorian and Edwardian architecture, Kensal Rise has evolved into a lively community brimming with eclectic cafes, boutique shops, and a warm, welcoming atmosphere. Its proximity to the renowned Kensal Green Cemetery, a historic landmark and conservation area, adds a touch of historical grandeur to this already enchanting locale. This exquisite property offers an impressive 1052 sq ft of beautifully refurbished living space, designed to the highest standards. The home features two spacious double bedrooms, perfect for restful nights and comfortable living, complemented by a further third single room that can serve as a cosy bedroom or a versatile office space. The two modern bathrooms include a luxurious ensuite, providing convenience and privacy. The house is chain-free and comes with the coveted benefit of freehold ownership, offering peace of mind and long-term security. A standout feature of this residence is the rare private roof terrace, an idyllic spot for outdoor relaxation and entertainment, providing a serene retreat from the hustle and bustle of city life. Embrace the perfect blend of historical charm and contemporary living in this exceptional Purves Road property, a true gem in the heart of Kensal Rise.

- **Period conversion**
- **Chain free**
- **First floor apartment**
- **Freehold**
- **Two double bedrooms further third bedroom**
- **1052 sq ft**
- **Recently refurbished**
- **Great location**
- **Excellent condition**
- **Close to shops and transport**

PURVES ROAD, NW10 5TG

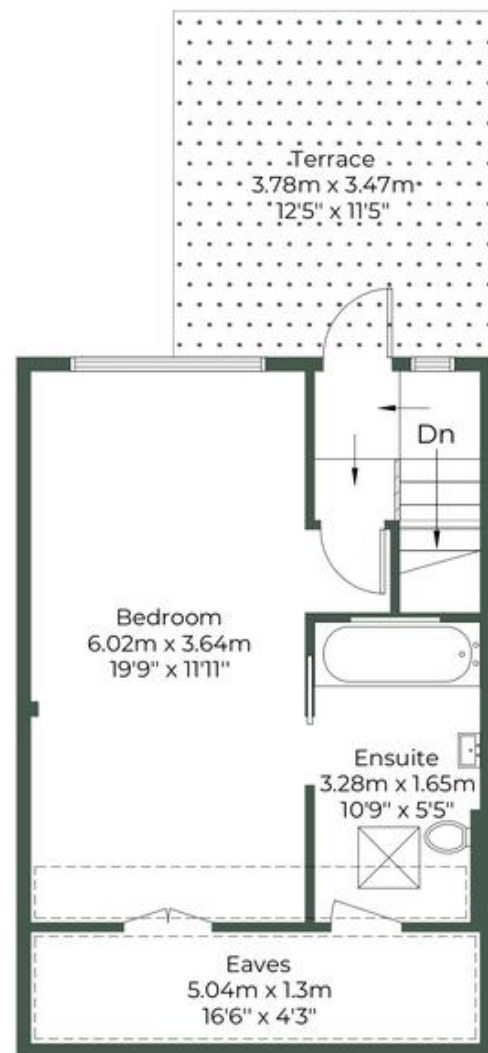
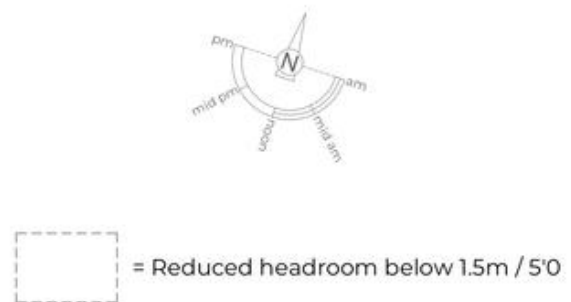
Approximate Gross Internal Area = 88.2 sq.m / 949 sq.ft

Restricted head height = 9.5 sq.m / 102 sq.ft

Total = 97.7 sq.m / 1052 sq.ft



First Floor



Second Floor



MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.