



Hanover Road, Kensal Rise NW10
£685,000 Leasehold

- Fantastic garden apartment
- Three double bedrooms
- Amazing 35ft garden with office space
- Excellent condition
- Leasehold
- Chain free
- Off street parking
- Great 23ft lounge / kitchen / diner
- Fantastic location
- Close to shops and transports

*** SOLE AGENTS ***

mile... is delighted to introduce to the market this superb garden apartment situated within this gorgeous Edwardian conversion in this nice quiet residential road.

This lovely property boasts three double bedrooms (one with built-in cupboards and bay windows), a modern three piece family bathroom and a superb 23ft reception-room open onto a contemporary kitchen / diner with modern appliances. You can enter a lovely and airy small courtyard from two of the bedrooms as well.

There is access through sliding doors in the kitchen onto a well maintained 35ft garden with a paved area and then grass. You can find at the back of the garden an amazing office space with its own en-suite shower-room.

Offered in excellent condition, the property also boasts off street parking for one car, wood flooring throughout, beautiful tiles in the hallway, double glazed windows, an abundance of light and storage space.

There is also under floor heating in the hallway, the bathroom and the kitchen / diner area.

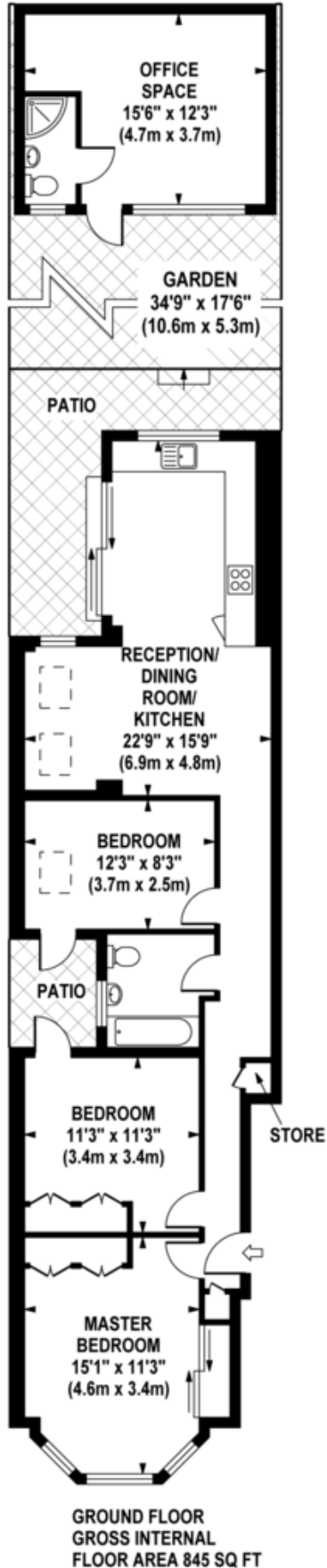
Hanover Road is within easy walking distance of Chamberlayne Road and all its shops, delis, gastro pubs and coffee shops and is also within few minutes' walk to Queens Park open space and Salusbury Road. Kensal Rise (Overground) and both Queens Park and Kensal Green (Bakerloo line & Overland) stations, buses and other transport links are also within easy reach.

The property is offered with a long lease and on a chain free basis.

HANOVER ROAD

Approximate Gross Internal Area 845 sq ft / 78.5 sq m
(Excluding Office Space)

Office Area 187 sq ft / 17.4 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS

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.