



Bramston Road, Kensal Green

London NW10

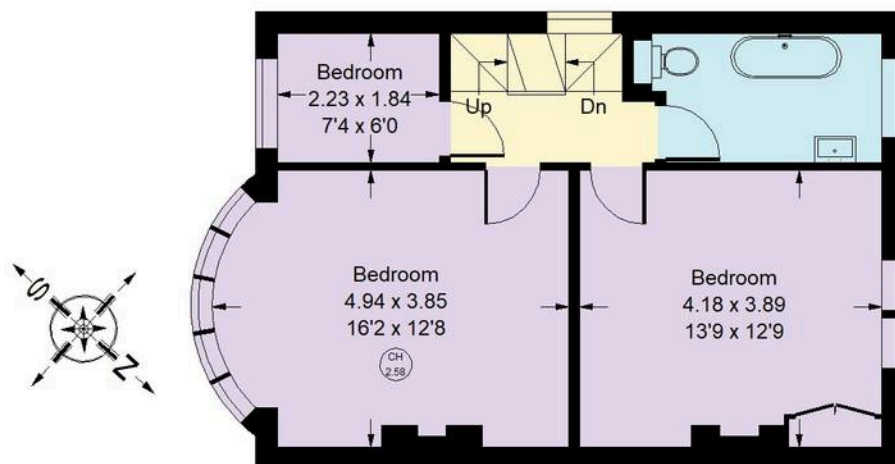
£1,400,000

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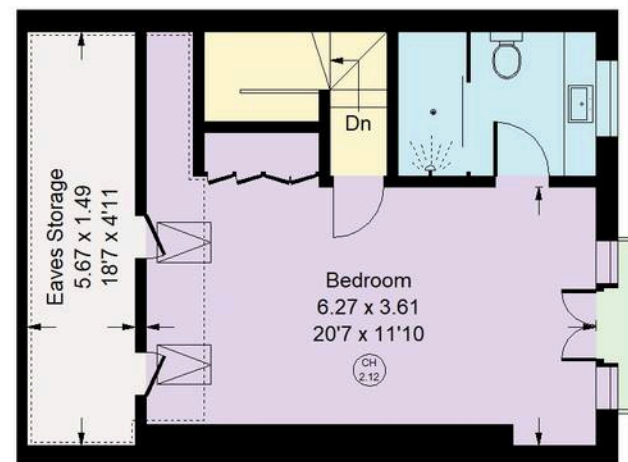
Approx. Gross Internal Area = 153.7 sq m / 1654 sq ft

Eaves Storage = 8.6 sq m / 92 sq ft

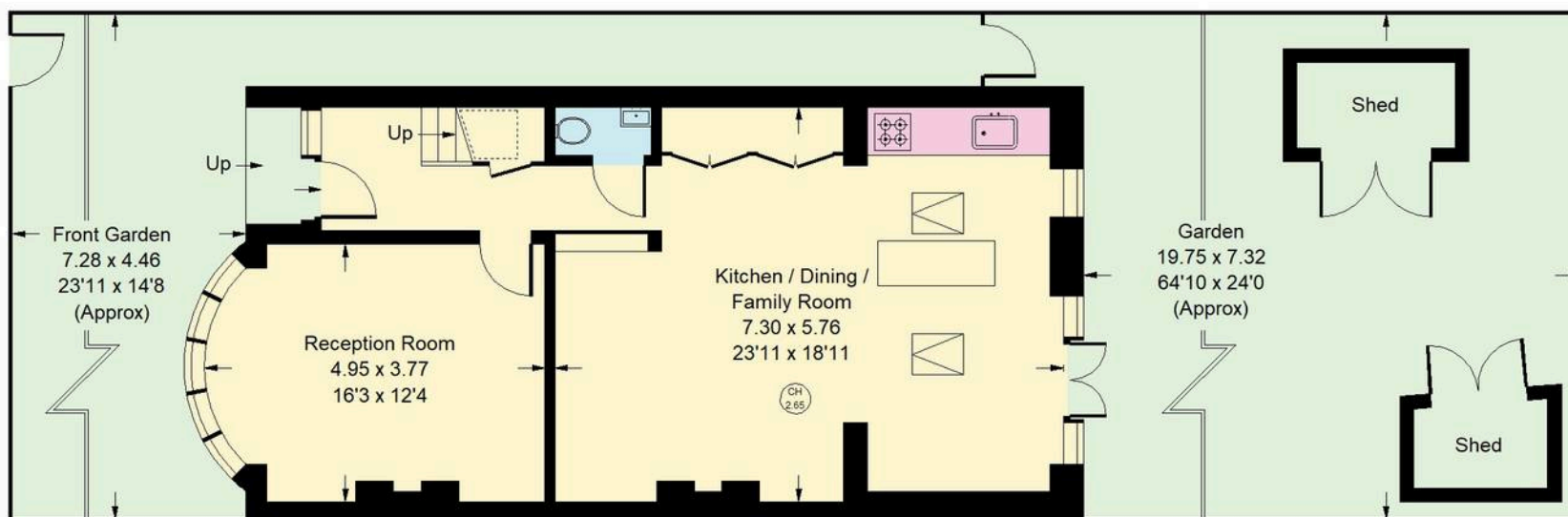
Total = 162.3 sq m / 1747 sq ft



First Floor



Second Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

= Reduced headroom below 1.5 m / 5'0"

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This is a fine example of a period end of terrace 4 bedroom property with many of the period features retained.

An excellent spacious family home spanning 1084 sq ft of accommodation with the benefit of a large loft which could be converted into a wonderful extra bedroom (subject to the usual planning consents).

Accommodation consists of a hallway with an downstairs w/c, a large front reception room with wood floors and bay window, an extended 24ft open plan fully fitted kitchen/dining/ 2nd reception room with tiled floors and doors leading to a 65 foot garden with decked patio area.

On the first floor are two large double bedrooms, a third single bedroom and bathroom with roll top bath. On the top floor is the principal bedroom with en-suite bathroom and a unique pitched ceiling

Located in this increasingly popular area of Kensal Green, Bramston Road offers excellent transport links with Willesden Junction (Bakerloo and Overground) & Kensal Green tubes (Bakerloo) within walking distance. The popular King Edward VII's Sports Ground and Roundwood Park are also a short walk away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

