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KENSAL RISE

Charteris Road, Queens Park London, NW6

Set in a quiet cul-de-sac in Queen's Park, this fully modernised, south-facing, very well-presented property spans the 1st and 2nd floors of a period Victorian conversion. An 800+ SQFT duplex, it boasts 3 large double bedrooms, a generous and bright reception room with high ceilings, designer kitchen and bathroom, real oak floors and double glazed windows throughout. The property comes with planning permission for a spacious roof terrace and the opportunity to purchase a share of freehold. Charteris Road is within easy reach to both Queens Park (Bakerloo Line) and Kilburn (Jubilee Line) stations, as well as numerous bus routes. It is a quick walk to trendy Salusbury Road with its wide selection of cafes, restaurants, local shopping and the green open spaces of Queens Park itself. Additionally, Charteris Road has a community sports centre with a gym, daily classes and basketball court/indoor football pitch.



£675,000 LH+ShareFH

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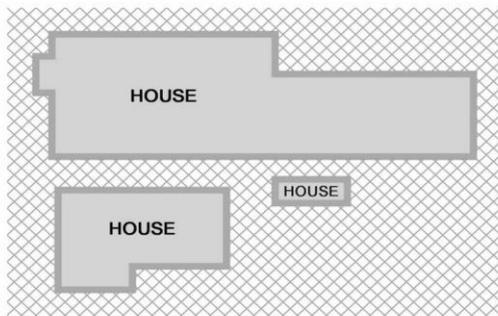
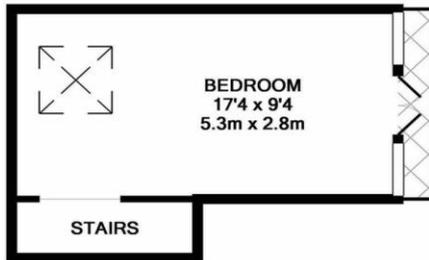
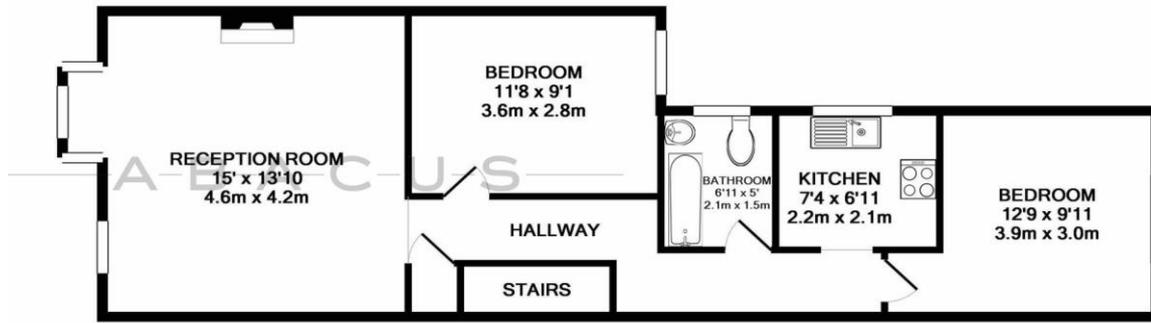
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		67	79
England & Wales		EU Directive 2002/91/EC	





SITE PLAN

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates

OPEN MON-FRI 8.00AM TO 7.00PM

SAT - 9.30AM TO 4.00PM

SUN - BY PRIOR APPOINTMENT

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

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