

A-B-A-C-U-S

KENSAL RISE

Hanover Road, Kensal Rise London, NW10

A charming 3 bedroom mid terraced family house comprising of 1380 SQFT and boasting a 30' double reception room leading onto a West facing rear garden, a modern kitchen and 2 bathrooms with the added benefit of off street parking. Situated within easy reach to Chamberlayne Road with its cafes, bars and restaurants coupled with Kensal Rise & Kensal Green stations. In the catchment area for the well regarded Mallorees and QPCS schools and also within walking distance to the green open spaces of Queens Park.



£1,125,000 Freehold

103 CHAMBERLAYNE ROAD • KENSAL RISE • LONDON NW10 3NS

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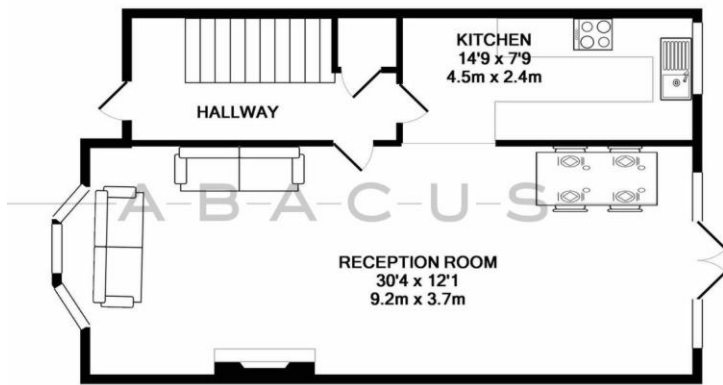
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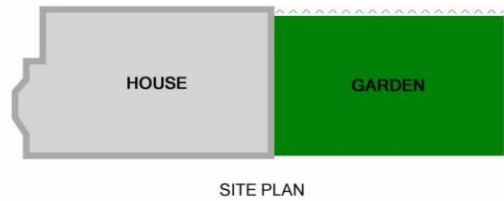
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	56
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

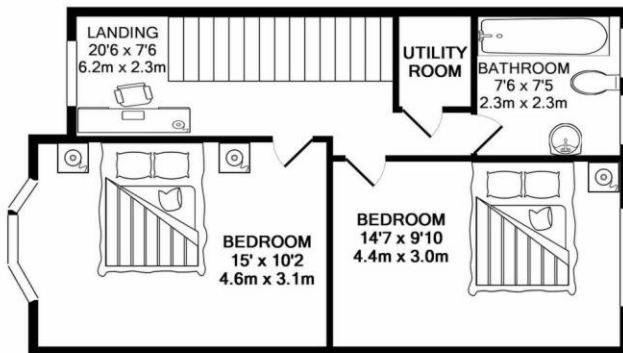




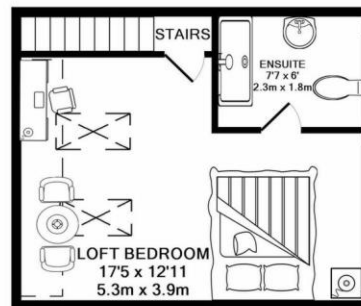
GROUND FLOOR



SITE PLAN



1ST FLOOR



2ND FLOOR

GROSS INTERNAL AREA 1381.195 SQFT + EXTERNAL GARDEN 1536.871 SQFT
TOTAL APPROX. FLOOR AREA 1381 SQ.FT. (128.3 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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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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