RUSSELL SIMPSON

Bright and beautiful two-bedroom flat conveniently positioned near Kensal Rise station

LEIGHTON GARDENS
KENSAL GREEN NW10

Leighton Gardens

£650,000

BEDROOMS 2	INTERNAL 745 SQ FT 69 SQM	OUTDOOR —	COUNCIL Brent Council
BATHROOMS 1		EPC C	COUNCIL TAX C
TENURE Leasehold	LEASE LENGTH 87 YEARS	GROUND RENT £10 P/Y	SERVICE CHARGE £257 P/Y

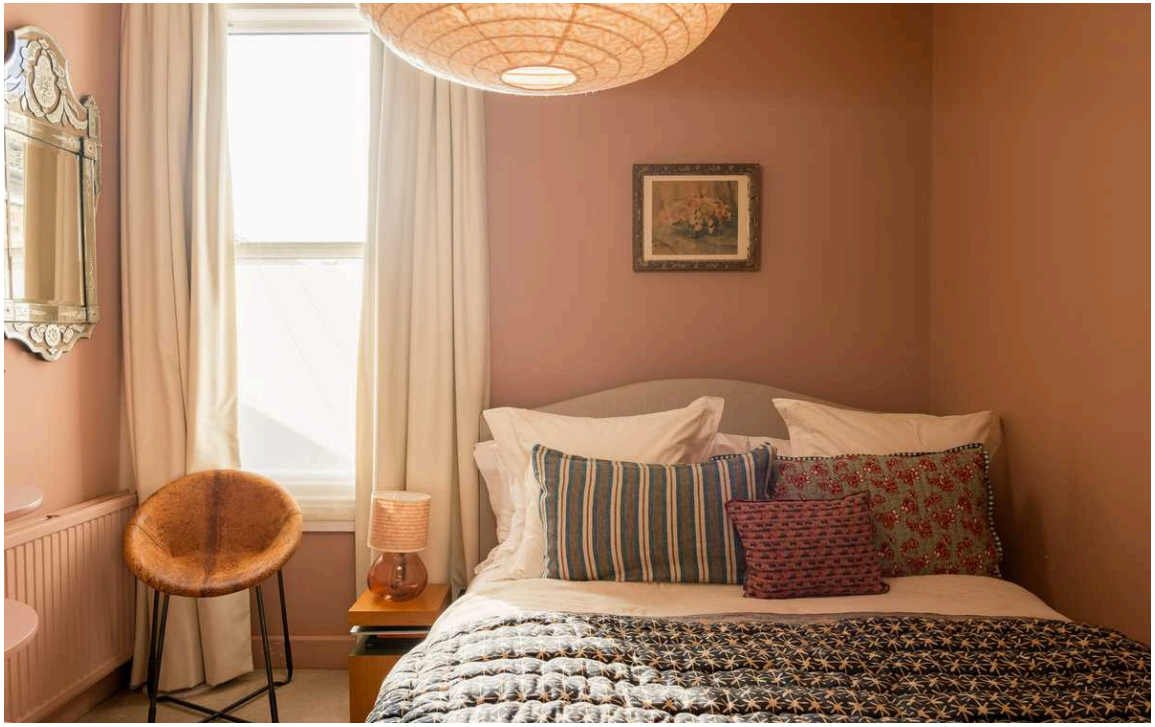
The Property

Colourful and comfortable flat within easy reach of Queen's Park and King Edward VII Park

Stepping into the flat on the ground floor, a staircase leads up to the first floor. From here, the well-lit hallway opens onto a generous reception room. As well as separate dining and seating areas, wooden floors and a broad bay window create a bright and modern space.

Indoor Spaces

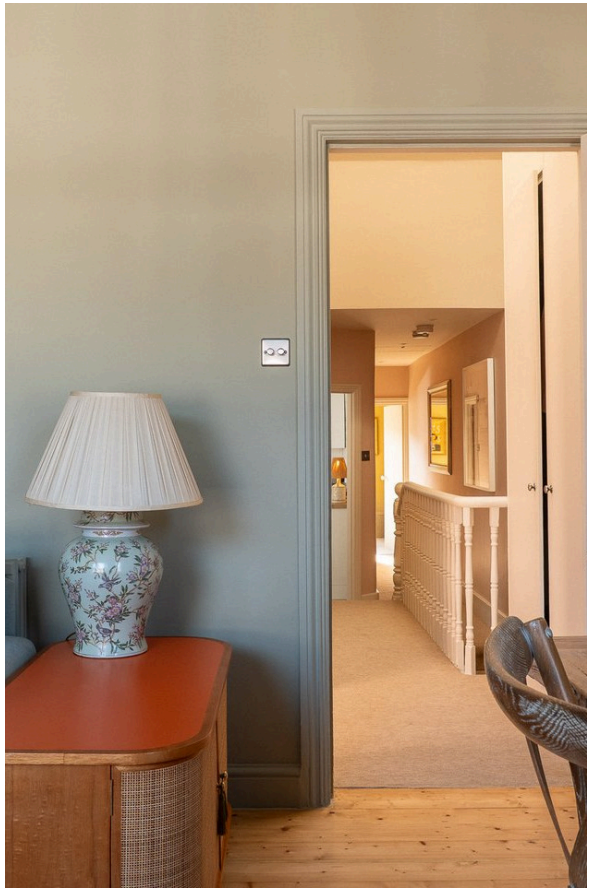
A kitchen with fitted units and charming wallpaper inspired by an eighteenth-century design from Pierre Fray can be accessed off the hall.



The Bedrooms

The flat also contains a pair of bedrooms, both with inbuilt storage space. In between is a bathroom with a bath and mosaic-style tiling.

The Design



The property is presented in excellent condition. Colourful walls and contemporary décor add to the sense of brightness and calm throughout. There is a potential opportunity to extend into the demised loft space, subject to obtaining the necessary planning permission.

The Neighbourhood

The flat is part of an attractive red-brick terrace house set back from the street.

Leighton Gardens is a quiet residential road running through Kensal Rise. The address is well connected, with Kensal Rise and Kensal Green stations nearby. Furthermore, both Queen's Park and King Edward VII Park are a short walk away. Finally, Chamberlayne Road and College Road together offer a charming range of restaurants, cafes, delis and pubs.

Leighton Gardens, NW10

Approx. gross internal area
745 Sq Ft - 69.21 Sq M

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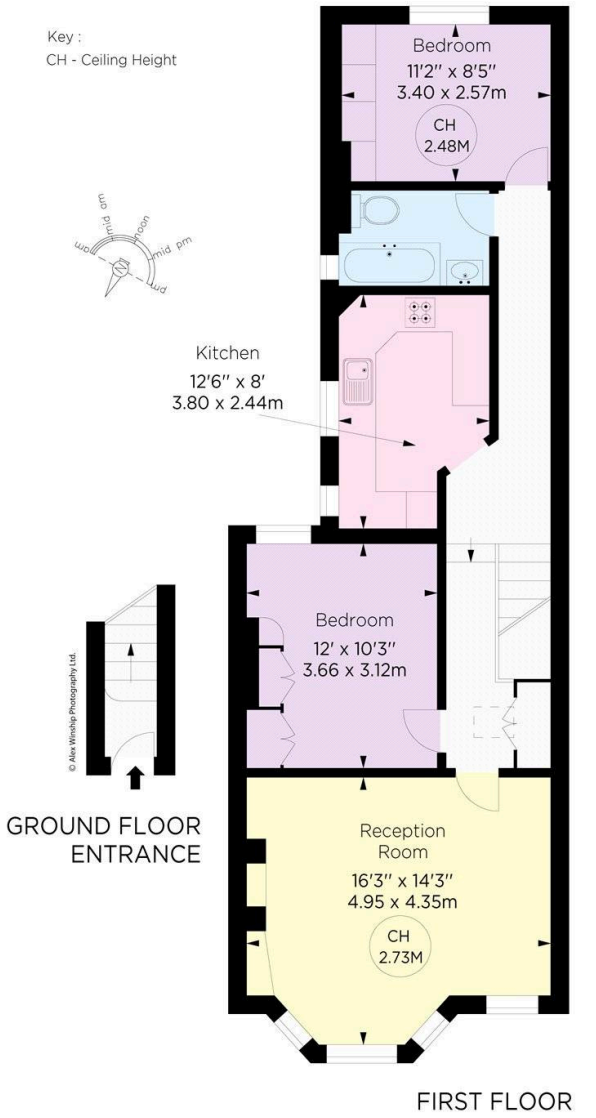

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

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