

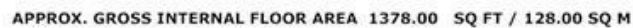
PURVES ROAD, KENSAL GREEN, NW10

In need of modernisation, a 4 bedroom Victorian house which is in the same ownership for over 45 years. Further accommodation includes of 3 reception rooms (1 south facing), kitchen, bathroom and private patio garden. Excellent potential to convert loft space subject to obtaining planning consents.

Location: The property is set on the north side of this ever popular Purves Road. Walking distance to Kensal Green tube/BR Station (Bakerloo Line). Excellent access to Chamberlayne Road with its multiple shops and eateries.

- 4 BEDROOMS • 3 RECEPTION ROOMS • PRIVATE GARDEN • IN NEED OF REFURBISHMENT • CONVENIENT LOCATION • POTENTIAL TO EXTEND STPP

GUIDE PRICE £900,000 FREEHOLD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
EU Directive 2002/91/EC			
England & Wales			