



RIDLEY ROAD, LONDON, NW10  
**£599,950 LEASEHOLD**

**A VERY WELL PRESENTED TWO/THREE BEDROOM,  
GROUND FLOOR FLAT, WITH FULL PRIVATE GARDEN, ON A  
SOUGHT AFTER ROAD IN KENSAL RISE!**

Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)

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**LOCATION:**

Ridley Road is a lovely wide street just to the West of All Souls Avenue in Kensal Green. Transport links at both Kensal Green and Willesden Junction are excellent meaning that you can use the London Overground or Bakerloo Underground. College Road offers an array of independent shops and cafe's which is around 1/4 mile walk from the house. Lovely green spaces for recreation can be found at Roundwood Park or Queen's Park which are all within a reasonable walking distance of the property.





## DESCRIPTION:

This is a lovely, ground floor garden flat offering period features and flexible layout options. The flat comprises of a beautiful separate front reception room with Sash bay window and period feature fireplace. Along the hallway, there is a generous double bedroom and additional smaller bedroom, both with original stripped wood floors and period fire place to the second bedroom.

To the rear of the flat you will find a separate kitchen with direct access on to the garden/side return area. Finally, there is a lovely separate dining room with feature fire place and French doors providing direct access to the private garden. The garden has been designed for ease of maintenance, with a decked patio area and flower beds to the sides, and AstroTurf. There is also a shed additional storage.

Due to the layout, the flat offers a flexibility of layout based on your preference to being either a two or a three bedroom flat.

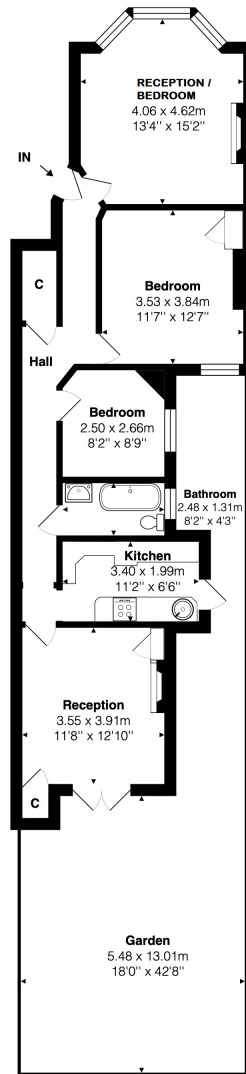
Additionally, there is also further potential to extend the property to the side return and rear (STPP & consents).

Viewing of this property comes highly recommended.

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Ground Floor

Total Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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