



CHEVENING ROAD, QUEENS PARK, LONDON, NW6
£1,150,000 SHARE OF FREEHOLD

**A SUPERB GARDEN FLAT, MEASURING 1147SQ.FT ON
ONE OF THE BEST ROADS IN QUEENS PARK.**

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

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Chevening Road is probably the most sought after street in the area due to its close proximity to Queens Park and local amenities. The park itself is a major draw to the area and has its own pitch and putt golf course, tennis courts, cafe and a recently renovated kids play area. Ideal for lazy days with the family. The flat is ideally located for amenities on Chamberlayne Road and a range of eateries including three gastro pubs, local supermarkets and a Gail's Cafe. Locals will also gravitate to Salusbury Road and Lonsdale Mews for the weekly farmers market and some lovely new buzzy restaurants including Carmel, which has achieved a very high standing even outside the area. Transport links are numerous allowing access to Central London and The City in around 20-35mins respectively. Queens Park Station has one branch of the London Overground to Euston and the Bakerloo Line, whilst Kensal Rise has the other branch of the Overground to amazing links at West Hampstead or take a trip down to Notting Hill just to the south on the no.52 bus. There are a number of local nurseries and the flat is in the catchment for the most highly rated local primary, Ark Franklin.

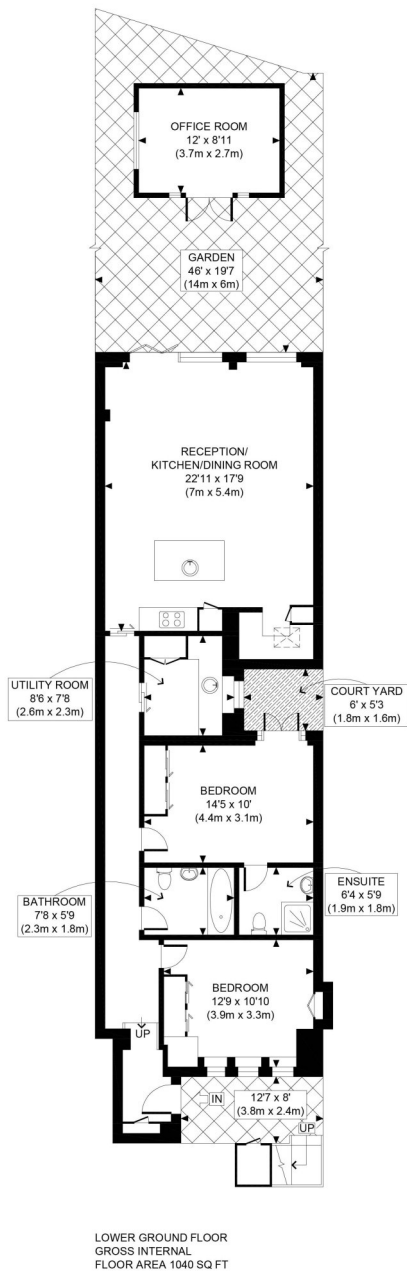


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This stunning property has been recently refurbished to a very high standard by the current owners. Internal accommodation measures 1040sq.ft but they have also built a studio / office in the garden adding additional space to 1147sq.ft. Accommodation comprises of two very good sized double bedrooms, one being the master bedroom which has its own en-suite shower room. The other bedroom is serviced by a beautiful family bathroom. There was a nursery / third bedroom which has been converted to a utility room but could easily be changed back if required as there is also plumbing in a cleverly designed party area forming part of the kitchen extension. The main focus of the works extended the property to the rear and into the side return to create a stunning open plan living space with areas for cooking, dining and lounging leading out to a large south facing garden to the rear with a multi-functional outbuilding. The property is in excellent condition throughout and has many benefits including an integrated burglar alarm, Quooker tap, Nest cameras, thermostats and smoke alarms, irrigation system and lighting within the garden for night time entertaining. The property is also offered to the market with a share of the freehold and no upper chain.



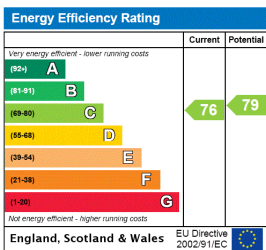


APPROX. GROSS INTERNAL FLOOR AREA WITH OFFICE ROOM 1147 SQ FT / 107 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OFFICE ROOM 1040 SQ FT / 97 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Chevening Road
 date: 21/08/24
 photoplan

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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