



BERENS ROAD, LONDON, NW10  
**£695,000 LEASEHOLD**

**A FANTASTIC SPLIT LEVEL APARTMENT IN A GREAT  
LOCATION WITHIN KENSAL GREEN, CLOSE TO  
AMENITIES AND TRANSPORT LINKS**

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

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**LOCATION:** Berens Road is ideally situated in the southerly part of Kensal Green near Chamberlayne Road and Harrow Road. Kensal Green Tube station is only 400m away (Bakerloo line zone 2) and there is easy access to nights out in Notting Hill via the 52 bus (10mins). If its local interest there is an array of shops, bars and restaurants on your doorstep including the Paradise by Way of Kensal Green, William IV and a huge Sainsbury's superstore off Ladbrooke Grove. If its green spaces you are looking for then Queens Park itself is a short walk away. Highly Recommended.



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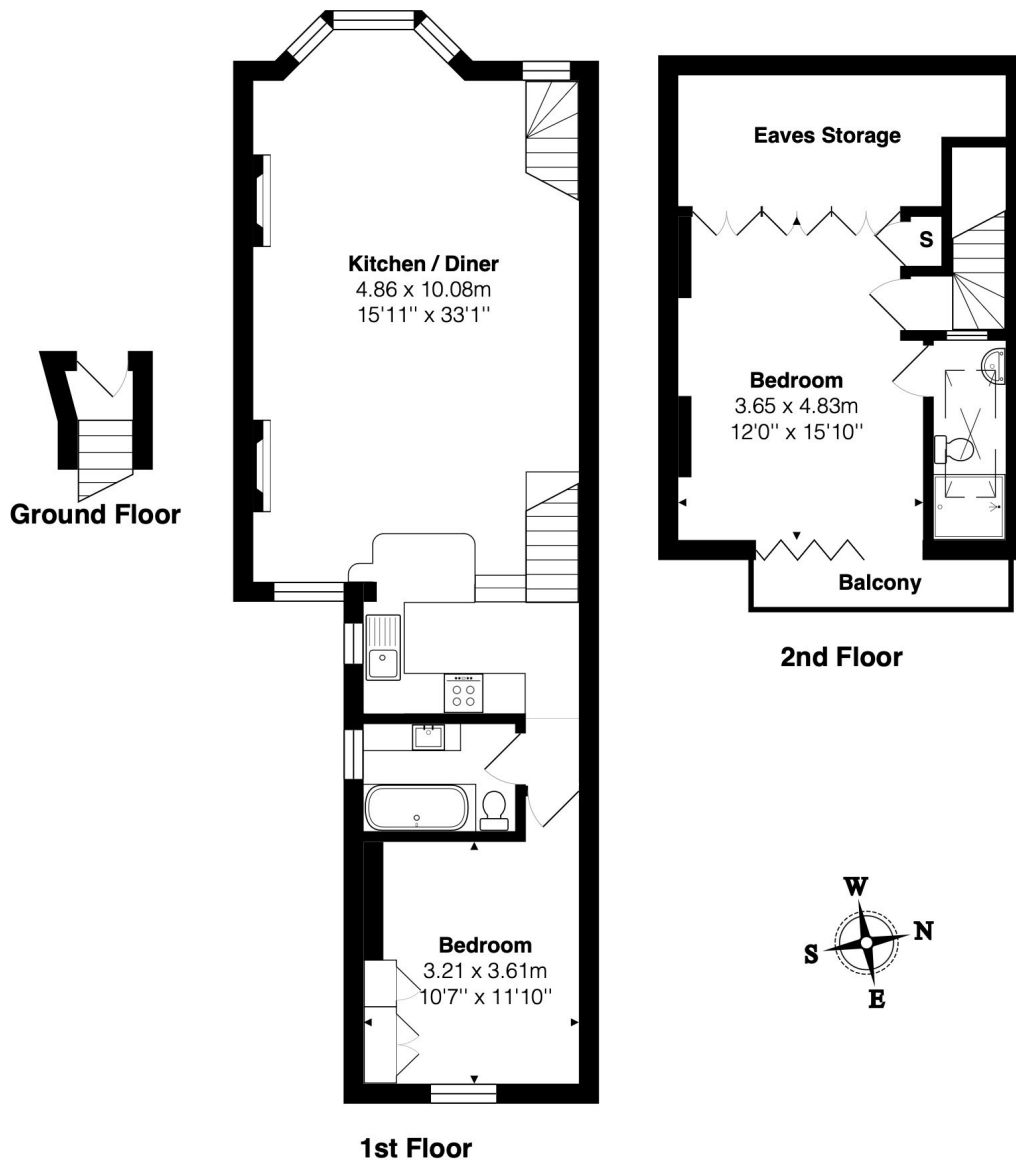




## DESCRIPTION:

This lovely split level first and second floor apartment measures over 1040 sq.ft with two really good sized double bedrooms, (the one in the loft with en-suite shower room) a large bathroom and a stunning open plan living area that has space for dining, cooking and lounging. The property is in good condition throughout and is offered to the market with no upper chain and long lease.

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Total Area: 97.2 m<sup>2</sup> ... 1046 ft<sup>2</sup> (excluding balcony)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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