



COLLEGE ROAD, LONDON, NW10

**£1,475,000 FREEHOLD**

**A FANTASTIC FIVE BEDROOM FAMILY HOME, MEASURING 2054SQFT IN A GREAT LOCATION CLOSE TO LOCAL AMENITIES AND KENSAL GREEN STATION.**

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

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## LOCATION:

College Road has to be one of the most ideal locations due to the fact that at one end of the street there is the London Underground station at Kensal Green less than 2 minutes' walk away (which has London Overground links to Euston as well) and at the other end of the street there is an array of artisan shops, restaurants (including L'Angolo Deli), Morty and Bob's eatery and The Island Pub. It's also in the catchment area for Princess Frederica's School, which is the number one choice in the area. If it's green spaces your require then most locals will head over to Queens Park itself which is around 1/2 mile from the front door. Highly recommended.



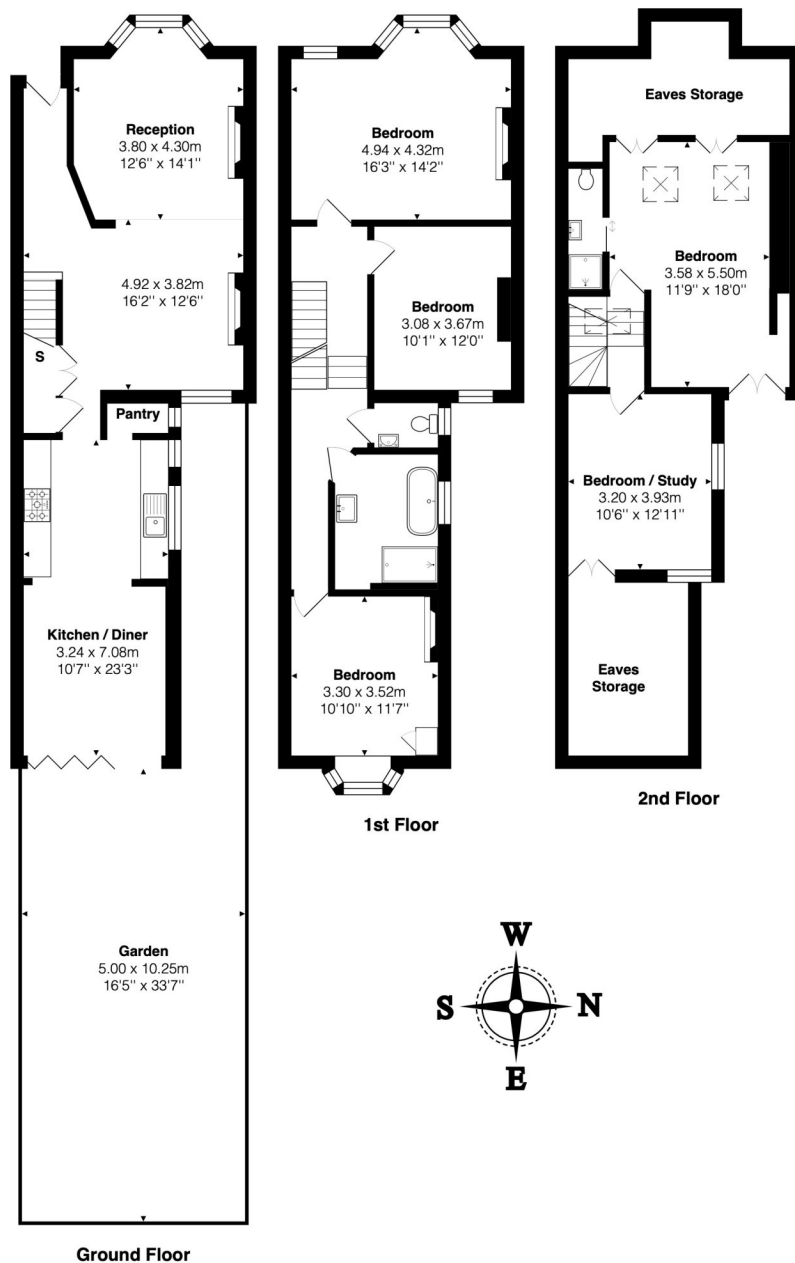
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## DESCRIPTION:

This very spacious family home offers 2054sqft of accommodation arranged over three floors including a smart loft conversion that houses a master bedroom with en-suite and a multi-functional room built over the rear addition that could be used as a fifth bedroom, study, office or dressing room. On the first floor buyers will find three further double bedrooms (making five in total) and a well-appointed family bathroom with bath and shower facilities and a very useful separate W.C. Downstairs the front section of the house has been opened up creating a fantastic open plan space for lounging and dining, all warmed by a quality wood burning stove. There is also an eat-in kitchen at the rear of the property leading to a private garden. The property is in good condition throughout and is offered to the market with no upper chain aiding a smooth transaction.

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Total Area: 190.8 m<sup>2</sup> ... 2054 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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