



Mostyn Gardens, NW10

£1,600,000 *Freehold*

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A substantial and characterful family home offering over 1,800 sq. ft of accommodation, an impressive extended kitchen and a wonderful private garden.

KEY FEATURES

- FOUR GENEROUS BEDROOMS
- OVER 1,800 SQ FT OF ACCOMMODATION
- SUPERB EXTENDED KITCHEN AND DINING ROOM
- TWO SEPARATE RECEPTION ROOMS
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- PRIVATE 34 FT SOUTH FACING REAR GARDEN



Kensal Rise & Queens Park

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DESCRIPTION

This attractive period house is situated on a quiet, tree lined residential road and provides approximately 1,829 sq ft of well proportioned accommodation arranged over three floors. The house retains a wealth of original period features including cornicing, living room fireplaces and stained glass within the front door, complemented by bespoke joinery.

The ground floor offers two separate reception rooms, providing excellent flexibility for family life. The front reception benefits from a large bay window and fireplace, while the second reception works equally well as a family room, study or informal living space. High ceilings and excellent natural light add to the sense of space.

To the rear is a superb extended kitchen and dining room measuring almost 20 ft across. A large central island, bespoke cabinetry and a

series of rooflights create a wonderfully bright family space, further enhanced by underfloor heating and a designated utility cupboard. Wide folding doors open directly onto the south facing garden, creating an excellent connection between inside and outside. A downstairs WC completes the ground floor.

The first floor provides three good bedrooms, a family bathroom and separate shower room. The generous front bedroom spans the full width of the house, while bespoke fitted storage adds further practicality. The converted loft provides a substantial fourth bedroom of approximately 24 ft in length, with multiple rooflights providing excellent natural light.

Outside, the south facing rear garden extends to approximately 34 ft with paved entertaining space and established planting, making it particularly appealing for family life and entertaining.





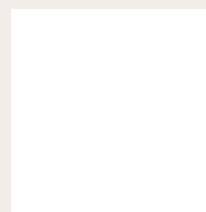
LOCATION

Mostyn Gardens is a popular residential road in Kensal Rise, well positioned for the excellent range of independent shops, cafés, restaurants and everyday amenities that make this part of North West London so appealing to families.

Chamberlayne Road is close by and forms the heart of Kensal Rise, with a great selection of cafés, restaurants and independent businesses alongside local favourites such as The Chamberlayne and the Lexi Cinema. College Road provides another excellent collection of neighbourhood amenities, while Queen's Park and Salusbury Road are also within easy reach, offering an even wider choice of restaurants, cafés, shops and weekend activities.

For green space, Queen's Park is a major attraction for local families, with extensive open space, playgrounds, tennis courts and sporting facilities. King Edward VII Park and Roundwood Park provide further options nearby.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250366>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold

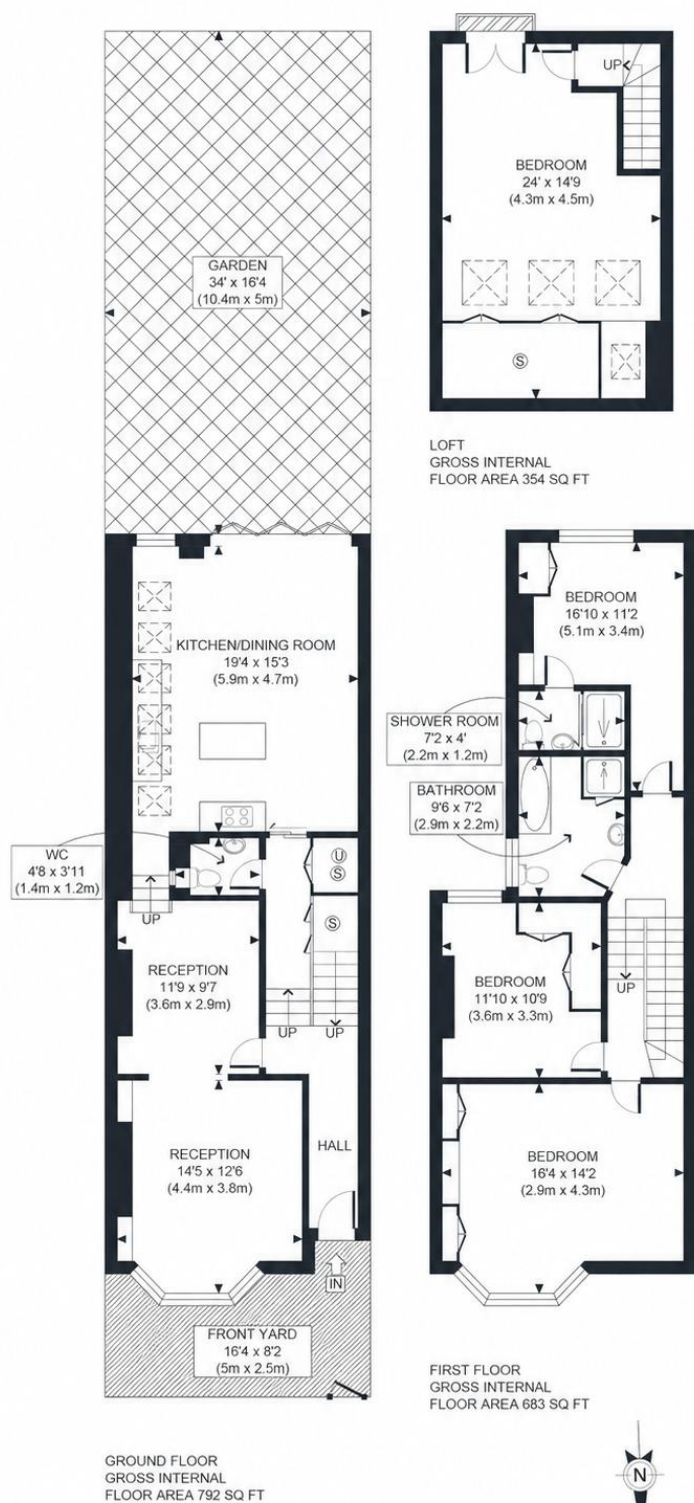
Council Tax Band: F

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

69 C

78 C



APPROX. GROSS INTERNAL FLOOR AREA 1829 SQ FT / 170 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	
Mostyn Gardens	
date	15/09/26
photoplan	

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