



Cholmondeley Avenue, NW10

£1,495,000 *Freehold*

5 2 3

A stunning and fully extended five-bedroom family home, arranged over three floors and 2,406 sqft, complemented by a substantial private garden and versatile outbuilding.

KEY FEATURES

- FIVE BEDROOMS
- PRINCIPLE SUITE ON TOP FLOOR
- CLOSE TO TUBE & OVERGROUND STATIONS
- SHORT WALK TO ROUNDWOOD PARK
- SELF-CONTAINED OUTBUILDING
- 42FT GARDEN
- NO-UPPERCHAIN



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

An impressive and generously proportioned five-bedroom family home, arranged over three floors and offering 2,406 sq ft of well-balanced living accommodation, complemented by a substantial private garden and versatile outbuilding.

The ground floor is thoughtfully designed for modern family living, featuring a spacious bay-fronted formal reception room to the front. To the rear, a stunning open-plan kitchen/dining room with snug area spans over 32 ft, creating a bright and sociable heart of the home with direct access to the garden. This space is further enhanced by a separate utility room, additional storage, and guest WC with shower. The beautifully maintained rear garden extends to approximately 42 ft and provides a wonderful outdoor retreat, complete with a storage shed to the side, and additional outbuilding. Currently used as a gym, it can also be used as a self-contained studio with kitchenette, shower room, and direct access to the street.

The upper floors comprise five well-proportioned bedrooms. The first floor hosts four generous bedrooms and main family bathroom, while the second floor features a particularly spacious bedroom with incredibly high ceilings, walk in wardrobe, en-suite shower room and freestanding bathtub. This is a wonderful private and tranquil top-floor principle suite. Further benefits include no upper-chain and a quiet location, perfect for families.

Viewing comes highly recommended.





LOCATION

Cholmondeley Avenue is a great location, with Willesden Junction being the nearest tube and Overground station, which is only a short walk away. There are also excellent bus links along Harrow Road, with regular buses to Notting Hill and Euston. The area is well-served by a variety of coffee shops, delis, and gastropubs along Park Parade, as well as the ones on College Road and Chamberlayne Road in Kensal Rise also being within easy access. For recreation, either Roundwood park or King Edward park are within easy walking distance from the property.

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



<https://www.winkworth.co.uk/sale/property/KQP260161>

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

Term: 0 year and 0 months

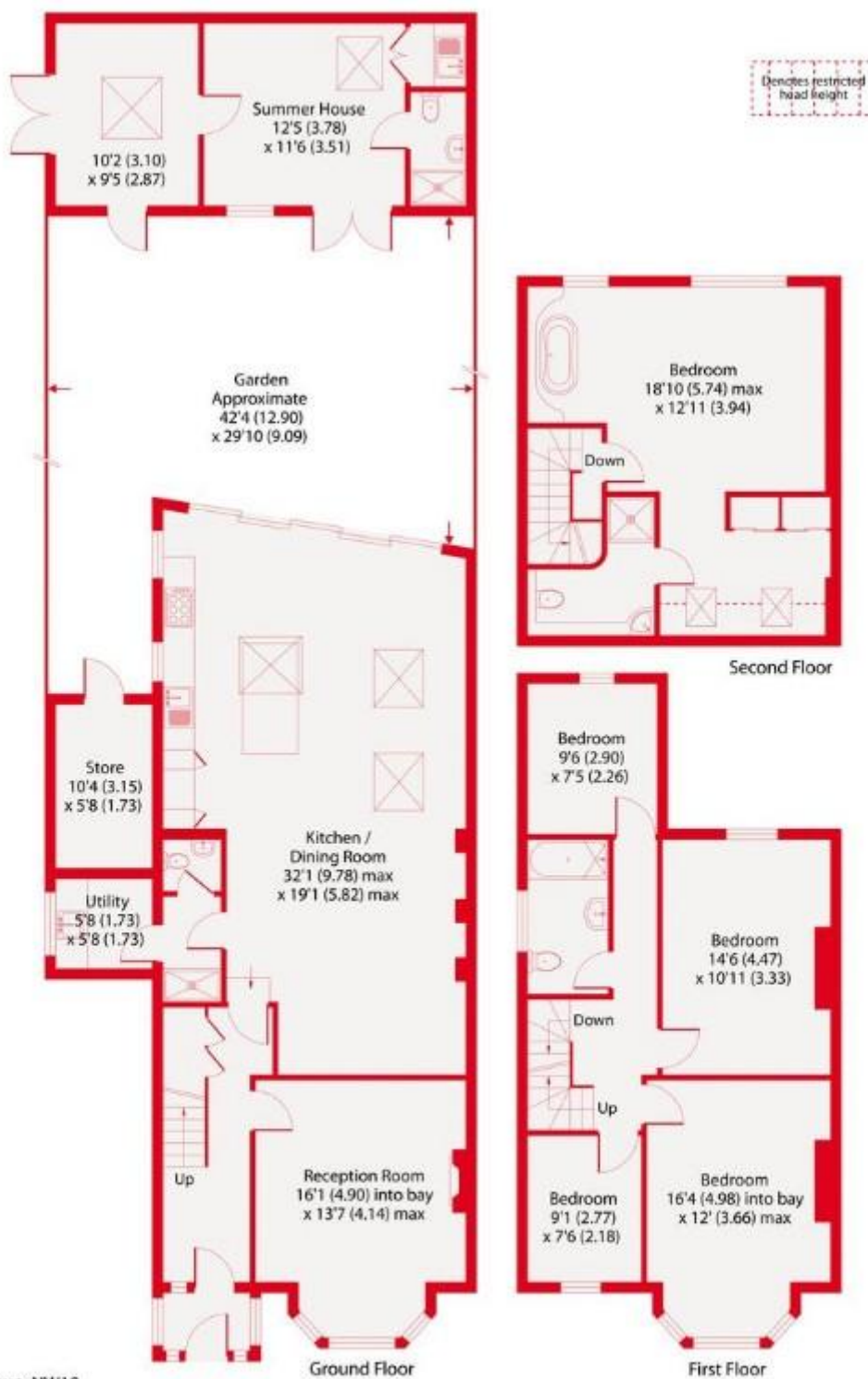
Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Cholmondeley Avenue, NW10
 Approximate Area = 2024 sq ft / 188 sq m
 Including Limited Use Area(s) = 22 sq ft / 2 sq m
 Outbuilding = 360 sq ft / 33.4 sq m
 Total = 2406 sq ft / 223.5 sq m

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.