



## Chelmsford Square, NW10

£1,875,000 *Freehold*



### KEY FEATURES

- SEMI-DETACHED
- FOUR DOUBLE BEDROOMS
- 2162 SQ. FT
- FULLY EXTENDED
- OFF STREET PARKING
- IDEALLY SITUATED ON CHELMSFORD SQUARE

Winkworth is delighted to bring to market this stunning four bedroom, three bathroom home situated in this prime position on Chelmsford Square.



**Kensal Rise & Queens Park**

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## DESCRIPTION

A well presented four bedroom, three bathroom semi detached family home extending to over 2,162 sq. ft, offering spacious and well balanced accommodation across three floors. The property has been thoughtfully extended and modernised to provide practical family living, with generous room sizes and a high standard of finish throughout.

The ground floor is centred around a spacious entrance hallway which leads to a separate front reception room with a large bay window. To the rear of the property is an impressive open plan kitchen, dining and family room providing excellent day to day living and entertaining space, with French doors opening directly onto the rear garden. A guest cloakroom completes the ground floor.

The first floor comprises two generous double bedrooms, both

benefiting from en-suite bathrooms. The principal bedroom features a particularly spacious en-suite with twin wash hand basins, a bath and separate shower, together with fitted storage.

The second floor provides two further bedrooms, served by a modern family bathroom, creating flexible accommodation suitable for families of all sizes.

Externally, the property enjoys a private rear garden extending to approximately 44 feet, with a substantial detached storage building positioned at the rear. To the front, there is off street parking.

Overall, this is a well proportioned family home offering excellent living space, four double bedrooms, three bathrooms and a practical layout in a highly desirable residential setting.





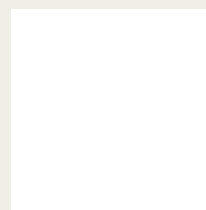
## LOCATION

Chelmsford Square is one of the most sought after locations in the area, prized for its generous properties, peaceful streets, and the unique tennis courts at the heart of the square. Most of the semi-detached houses are owner occupied, with very few flats, creating a strong sense of community and a neighbourly atmosphere. Residents benefit from an abundance of local amenities within easy reach. College Road offers a lively mix of shops, cafes, and restaurants, including the popular The Island Pub and Morty and Bob's Cafe, perfect for a morning coffee or casual dining. Chamberlayne Road adds further convenience with boutique stores and essential services. Salusbury Road, a short stroll away, provides an even wider choice of independent shops, cafes, and eateries, adding to the local charm. For those who enjoy outdoor spaces, Queens Park is just a short distance away, offering open lawns, playgrounds, and sports facilities, making it ideal for families and leisure activities. Families will also appreciate the proximity of excellent schools such as Ark Franklin Primary Academy and Princess Frederica Primary School, both highly regarded in the area. Chelmsford Square perfectly balances quiet residential living with access to vibrant local amenities, green spaces, and quality education, making it a highly desirable location for families and professionals alike.

## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** G  
**EPC rating:** D

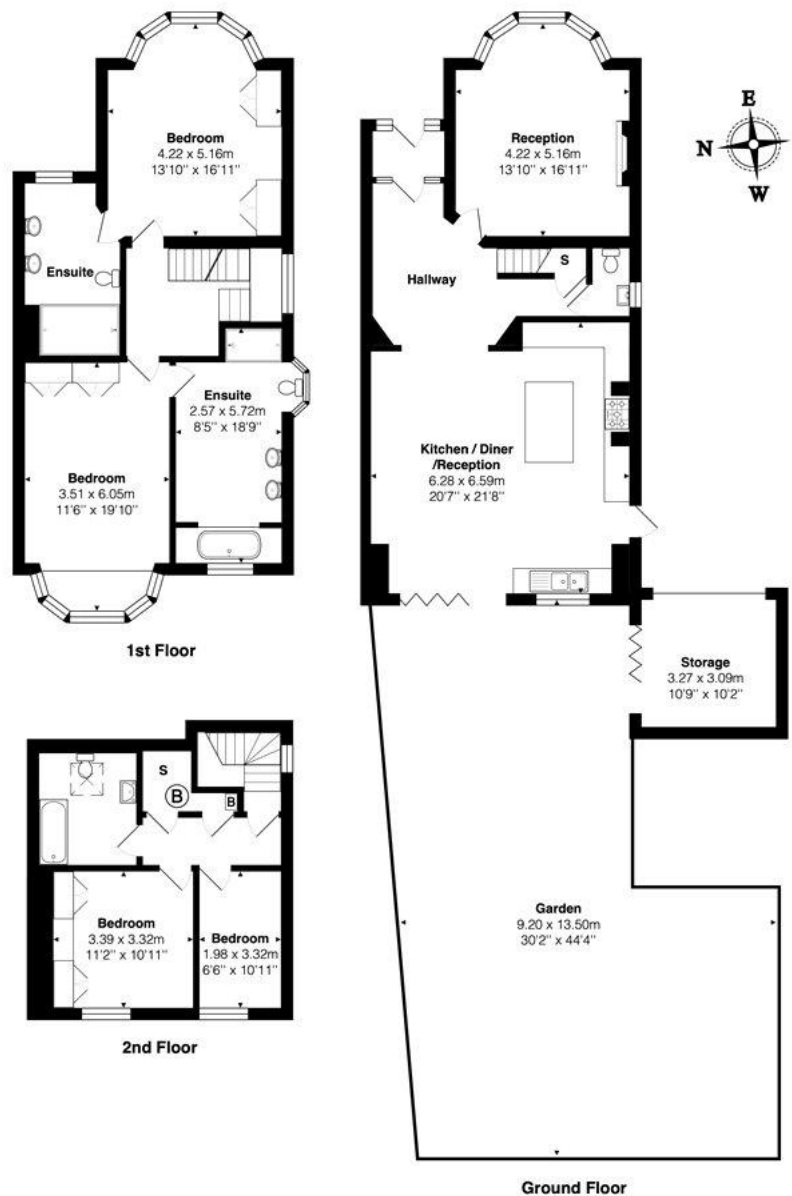
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250358>

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total Area: 200.9 m<sup>2</sup> ... 2162 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

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