



Purves Road, Kensal Rise, NW10

£1,600,000 *Freehold*



A high quality and fully extended four double bedroom family home, with garden studio/summer house, located a short walk to amenities and major transport links.

KEY FEATURES

- FOUR DOUBLE BEDROOMS
- EXCELLENT CONDITION THROUGHOUT
- STUDIO/SUMMER HOUSE
- EXTENDED
- BESPOKE HANDMADE KITCHEN
- SHORT WALK TO BAKERLOO & OVERGROUND STATION



Kensal Rise & Queens Park

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DESCRIPTION

This beautiful four bedroom family home measures 1,918 sqft and has accommodation spread over three floors including a spacious double loft conversion that houses a guest bedroom with separate bathroom suite built over the rear addition. The bathroom has high quality fittings and serves the first floor bedrooms also.

On the first floor there is lovely full width principle bedroom to the front of the property, with fitted wardrobes to the alcoves, feature fire place and sash bay window flooding the room with natural light. There are two further double bedrooms and tiled three piece bathroom suite on this floor.

The ground floor of this property is also exceptional. Off the entrance hall, you will find a large double reception room and snug area with high ceilings, sash bay window and beautiful log burner for cosy evenings.

The Pièce de résistance is at the rear of the property, where you will find the most stunning open plan kitchen and dining area. The kitchen is a bespoke handmade kitchen, with stone counters. There is ample storage and prep space. Additionally, there is a guest WC and utility room off the kitchen.

The side return has been extended with skylights and bifold doors added to really open the space and pull in the natural light. This is the hub of the home, and perfect for family time and entertaining. The bifold doors open up on the well maintained garden, with patio area to the front, storage shed to the side, and lawned area leading on to the studio/summer house at the back. It has power, is fully insulated, and currently being used as a music studio. It serves well for use as a gym, bar, cinema room or office.

The property is in excellent condition and of high quality throughout, and really is a much loved family home.





LOCATION

Ideally located on quiet residential street which is a few moments from Kensal Green Underground (Zone 2, Bakerloo line) & Overground to Euston, allowing for quick and convenient access to Central London and other parts of the city. The no. 18 bus along Harrow Road also takes you to Euston.

College Road is highly popular with independent shops, cafes and The Island GastroPub. Princess Frederica CE School is within the catchment area and a highly popular School for parents moving to the area.

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



<https://www.winkworth.co.uk/sale/property/KQP220147>

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.

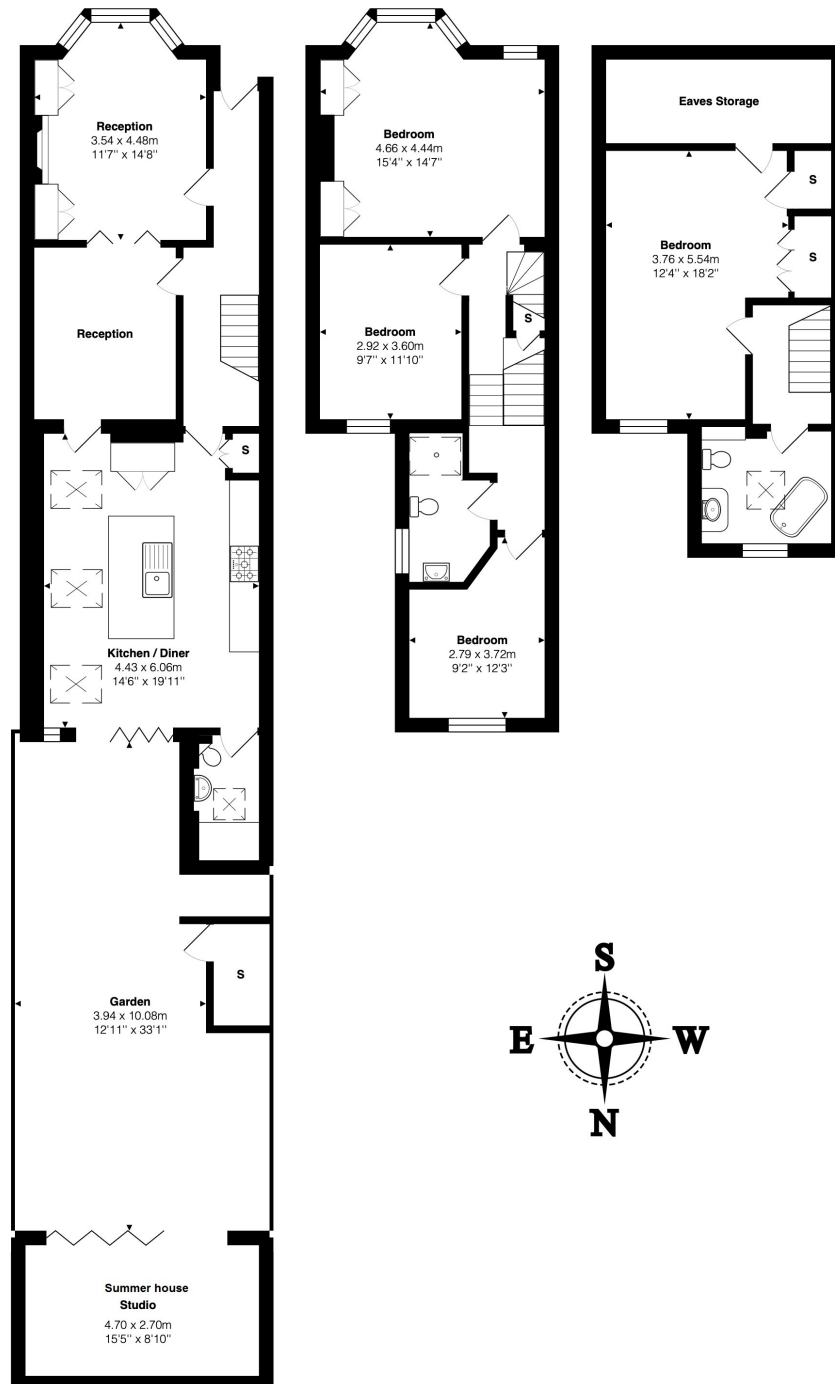
MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 178.2 m² ... 1918 ft² (excluding garden)
All measurements are approximate and for display purposes only

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