



Rigeley Road, NW10

Offers Over £750,000 *Freehold*



**A characterful Victorian home with charm, space, and room to grow in the heart of College Park**

#### KEY FEATURES

- Charming Victorian home
- 1,066 sq ft
- Original period features
- Double spacious reception
- Master with ensuite
- Loft expansion potential



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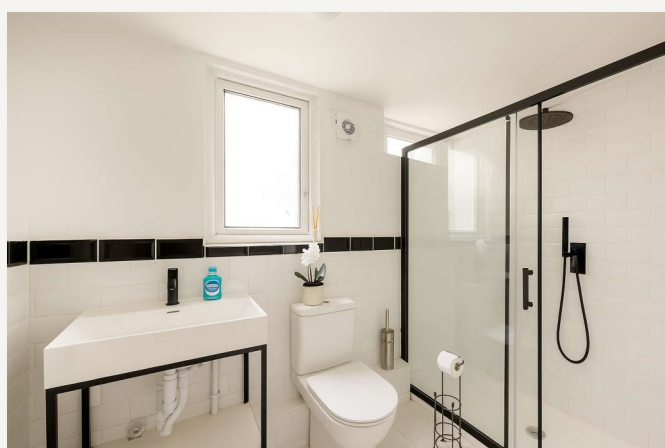




This charming Victorian home offers 1,066 sq ft of living space and retains many of its original period features. The ground floor comprises two spacious reception rooms opened up into one, a fully fitted kitchen, and a family bathroom, with direct access to a private garden through the kitchen.

Upstairs, a generous landing leads to three well-proportioned bedrooms, including a master with an ensuite bathroom. The loft provides ample storage space and presents an excellent opportunity for expansion (STPP).

Nestled on a quiet residential street, the property is within easy walking distance of both Kensal Green and Willesden Junction Tube and Train stations, as well as a great selection of trendy pubs, shops, and restaurants. It also falls within the catchment area of some of the area's most sought-after and highly regarded schools.





## MATERIAL INFO

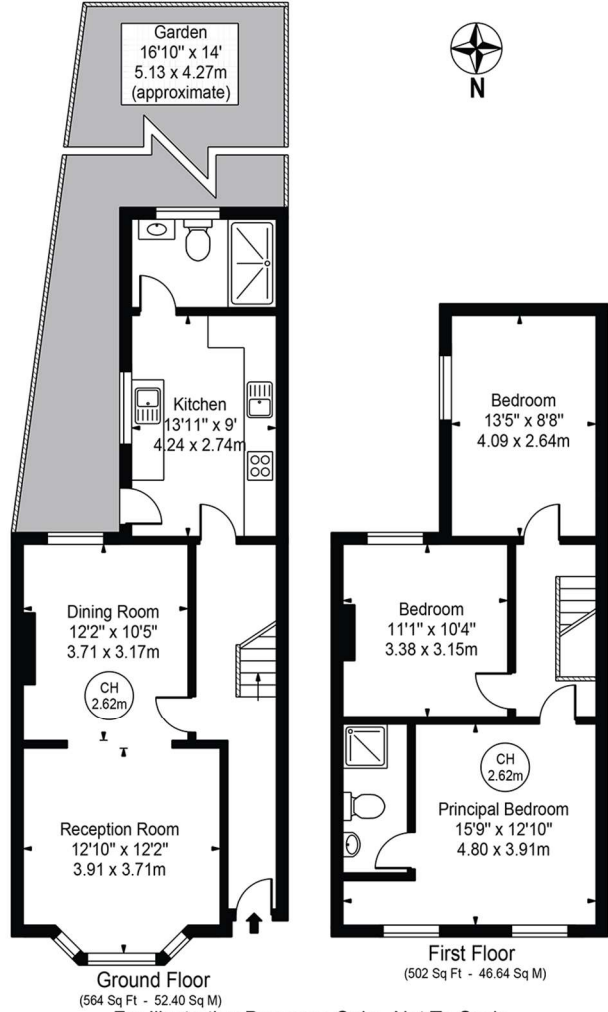
**Tenure:** Freehold

**Council Tax Band:** Hammersmith and Fulham Band E

**EPC rating:** C



Rigeley Road  
Approx. Gross Internal Area 1066 Sq Ft - 99.03 Sq M



For Illustration Purposes Only - Not To Scale

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Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

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