



Harlesden Road, NW10

£1,250,000 *Freehold*



A fully extended, 1930's four bedroom family home, with a stunning south facing garden.

#### KEY FEATURES

- BEAUTIFUL LANDSCAPED GARDENS
- FOUR BEDROOMS
- TWO BATHROOMS
- 1539 SQ.FT
- FULLY EXTENDED REAR AND LOFT
- DELIGHTFUL FAMILY HOME



Kensal Rise & Queens Park

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## DESCRIPTION

This beautifully presented 1930's period property has been thoughtfully extended and modernised to create the perfect blend of classic character and contemporary living. Set on a sought-after residential road, this freehold home boasts generous living space across three floors, ideal for modern family life.

Step into the heart of the home – a stunning extended kitchen diner, flooded with natural light and offering a seamless connection to the outdoors through stylish bi-folding doors. This impressive space is perfect for entertaining or simply enjoying day-to-day life, with direct access to a beautifully landscaped, not-overlooked garden featuring a raised decked seating area and a manicured lawn – an ideal retreat for summer evenings.

To the front of the house, a formal reception room retains its 1930's charm, complete with period features and a large bay window, creating a warm and welcoming space to unwind.

Upstairs on the first floor, you'll find three well-proportioned bedrooms along with a modern family bathroom. The loft has been converted to a high standard, offering a spacious double bedroom with an en-suite shower room, perfect as a luxurious principal suite or guest accommodation.

The property is in very good condition throughout and is offered to the market as Freehold.







## LOCATION

Set on the increasingly sought-after Harlesden Road, this property offers the perfect balance of vibrant local character and excellent connectivity. Situated just north of Kensal Rise, the area is fast becoming one of North West London's most exciting up-and-coming neighbourhoods, attracting savvy buyers and creative professionals alike. A major highlight is the proximity to Willesden Green Station (Jubilee Line) – just a short walk away – providing quick and direct links to the West End, Canary Wharf and beyond. Whether you're commuting for work or heading out for a night in the city, the convenience is hard to beat. Most locals will gravitate towards Kensal Rise for independent cafés, artisan bakeries, and a growing number of new restaurants and boutiques, as well as long-standing local favourites. There's a real sense of community, and the green spaces nearby – including Roundwood Park and Queen's Park – make this a fantastic location for families and professionals looking for more space without compromising on lifestyle. With property values rising and increasing demand from buyers priced out of neighbouring hotspots like Kensal Rise, this pocket of NW10 offers a unique opportunity to invest in a thriving up and coming area.

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



<https://www.winkworth.co.uk/sale/property/KQP240156>

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

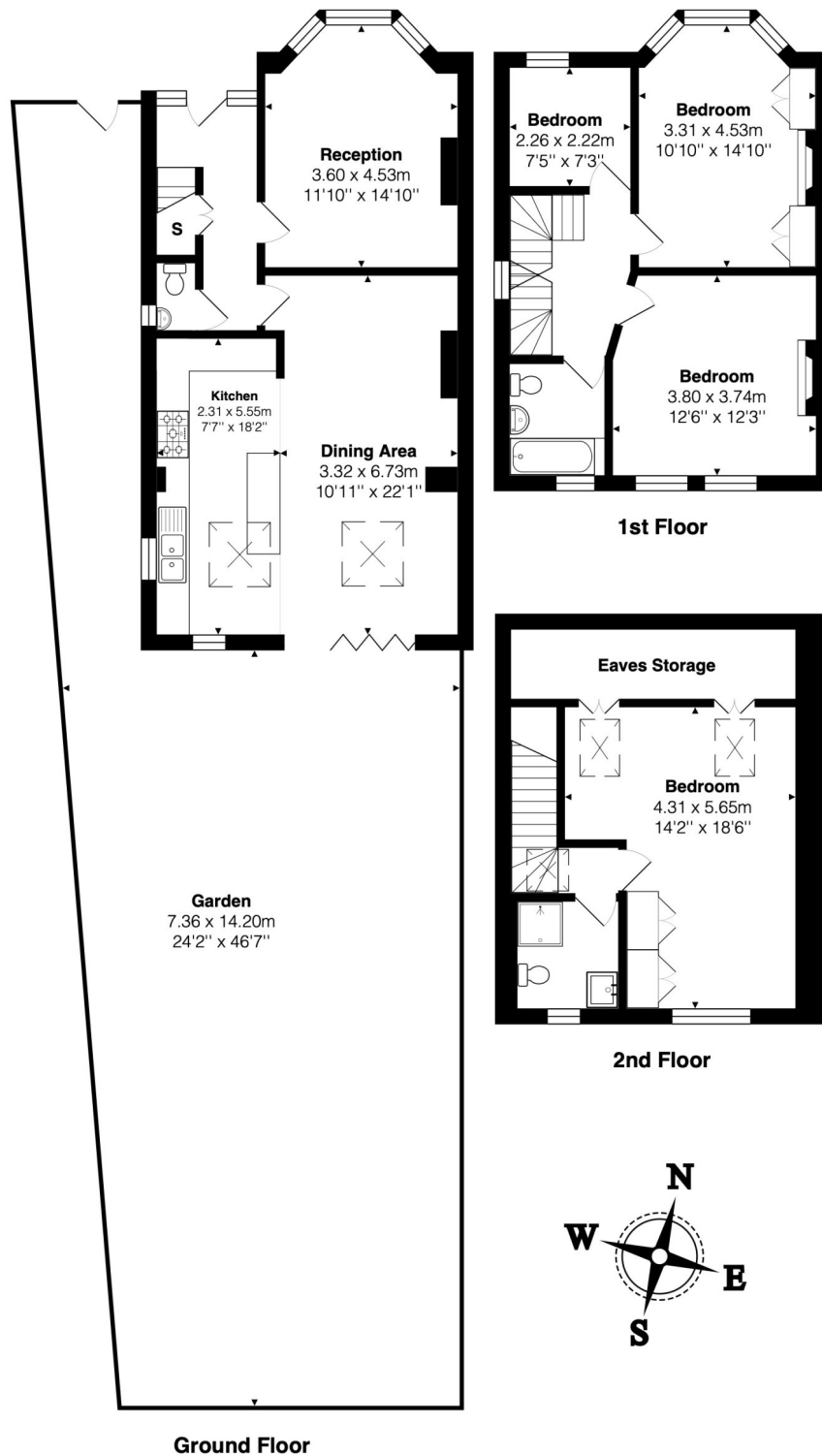
**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 142.8 m<sup>2</sup> ... 1537 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

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