



Liddell Gardens, NW10

£1,650,000 *Freehold*



A beautifully presented and thoughtfully extended family home, combining stylish interiors with superb living space and a fantastic garden.

KEY FEATURES

- FOUR BEDROOM FAMILY HOME
- APPROXIMATELY 1,707 SQ FT INCLUDING GARDEN OFFICE
- SUPERB 28 FT OPEN PLAN KITCHEN AND DINING ROOM
- SEPARATE BAY FRONTED RECEPTION ROOM
- 47 FT REAR GARDEN WITH DETACHED OFFICE / GYM
- PRINCIPAL BEDROOM WITH EN SUITE AND WALK IN WARDROBE



Kensal Rise & Queens Park

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DESCRIPTION

This impressive four bedroom family home has been extensively improved to create a particularly well balanced property, offering approximately 1,707 sq. ft of accommodation including the garden office. Finished with a strong sense of style throughout, the house combines generous entertaining space, excellent bedroom accommodation and a substantial rear garden.

The ground floor is centred around a superb open plan kitchen and dining room extending to almost 29 ft in length. This is a real focal point of the house, with a striking fitted kitchen, large central island and plenty of space for both dining and informal seating. Large, glazed doors open directly onto the garden, while a rooflight brings additional natural light into the room. To the front is a separate bay fronted reception room with bespoke fitted cabinetry, creating an excellent second living space. A utility room and separate WC complete the ground floor.

The first floor provides three bedrooms together with a well-appointed family bathroom. The top floor has been converted to create an excellent principal suite, comprising a generous double bedroom, en suite shower room and a substantial walk in wardrobe. This room also has the benefit of air conditioning.

Outside, the rear garden is another major feature, extending to approximately 47 ft and offering a combination of lawn, established planting and a paved entertaining area immediately behind the house. At the end of the garden is a detached office room or gym measuring approximately 14 ft by 6 ft, ideal for anyone looking for dedicated space to work from home, exercise or pursue hobbies. The property has been finished with considerable attention to detail, with attractive parquet and timber flooring, contemporary bathrooms, excellent natural light and a confident use of colour throughout. The combination of a large kitchen and dining room, separate reception room, four bedrooms, principal suite, landscaped garden and detached garden room makes this a particularly complete family home.





LOCATION

Liddell Gardens in Kensal Rise offers a perfect blend of urban convenience and suburban charm. Just a short walk from the property, College Road is home to a variety of independent cafés, restaurants, and boutiques, providing a lively atmosphere for dining and shopping.

Transport links are excellent, with both Kensal Green Station (Bakerloo Line) and Kensal Rise Station (London Overground) within easy reach, offering quick access to Central London.

The house is also within the catchment for two highly regarded schools, Ark Franklin Primary and Princess Frederica's, making it ideal for families. For outdoor lovers, Queen's Park is nearby, offering expansive green space, a children's playground, tennis courts, and a café, perfect for relaxation or recreation. With its great amenities, excellent schools, and fantastic transport options, Liddell Gardens is a highly desirable location for both families and professionals alike.

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



<https://www.winkworth.co.uk/sale/property/KQP240210>

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: F

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH OFFICE ROOM / GYM 1707 SQ FT / 159 SQM	Liddell Gdns
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OFFICE ROOM / GYM 1610 SQ FT / 150 SQM	date: 29/06/25
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	photoplan

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