



Leighton Gardens, Kensal Rise, NW10

Offers in Excess of - £1,500,000 *Freehold*



A lovely four bedroom family home ideally located on the sought after Leighton Gardens, close to both Chamberlayne and College Road and the array of amenities on offer.

KEY FEATURES

- 4 BEDROOMS
- GREAT LOCATION
- SOUTH FACING GARDEN
- GARDEN STUDIO
- LOFT CONVERSION
- NO-UPPER CHAIN
- FREEHOLD



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

We are pleased to present this lovely family home, spread across 1,811 sqft. It is a Victorian mid-terrace family home offering spacious accommodation arranged over three floors, including a loft conversion housing a large double bedroom and en-suite shower room.

On the first floor you will find a bright and airy full width principle bedroom occupying the front of the property, with two further double bedrooms. The family bathroom is spacious with separate bath and shower enclosure. On the ground floor, there is large double aspect reception room with feature fire place and shelving for a reading nook.

Along the hallway, you will find a utility room with guest WC.

Finally, there is a fantastic kitchen diner leading onto a south facing landscaped garden to the rear with studio/summerhouse. This is a fantastic entertaining space and great sun trap.

The property is in very good condition throughout and is offered to the market with freehold title and no upper chain.

Viewing comes highly recommended.





LOCATION

Leighton Gardens is ideally situated to take advantage of the amenities of both Chamberlayne Road, College Road and Salisbury Road. These include a range of independent shops, restaurants and gastropubs. Transport links are easily accessible at Queens Park, Kensal Green or Kensal Rise Stations.

If it's green spaces that you are looking for, then the property is sandwiched between Queens' Park to the East with Roundwood and King Edwards Parks to the West. The property is also in the catchment for great local schools including Princess Frederica's and Ark Franklin.

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



<https://www.winkworth.co.uk/sale/property/KQP140333>

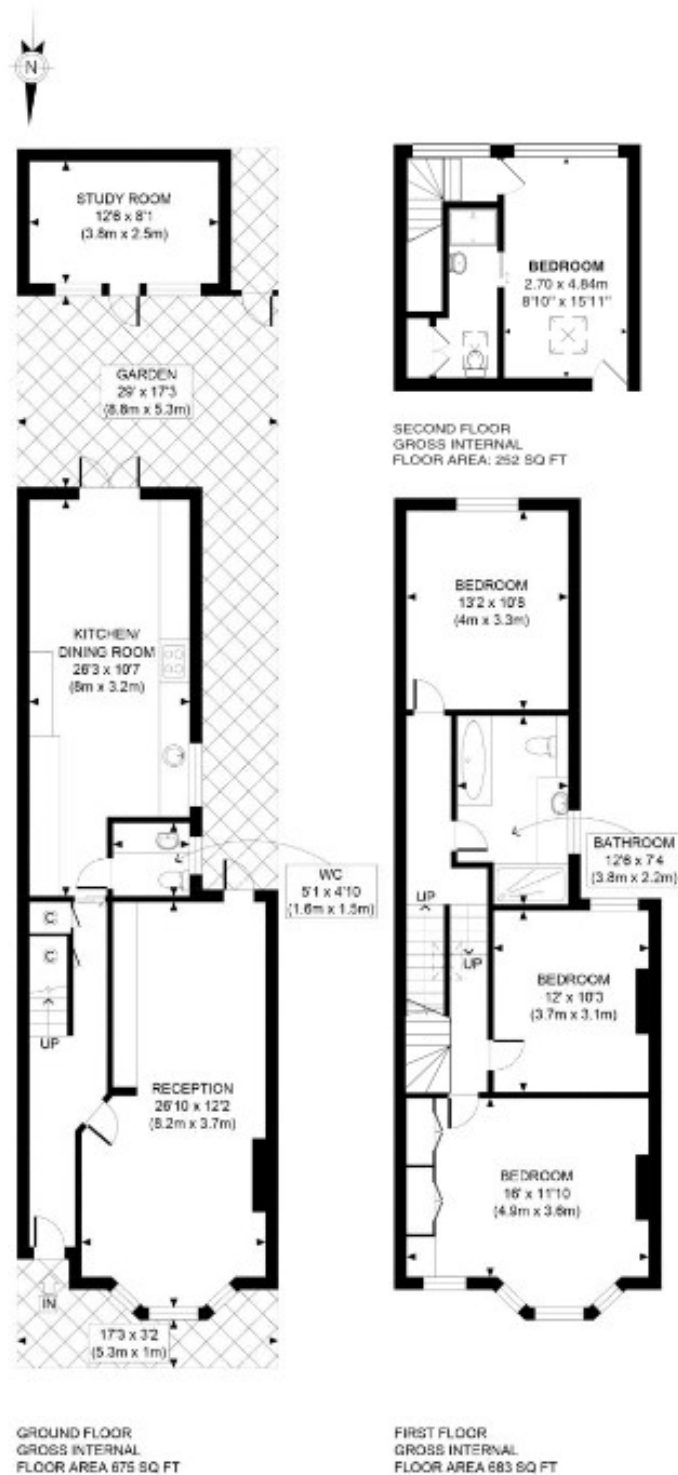
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: D



Ref: WWKR

Copyright **photoplan**

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.

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.