



Ashburnham Road, NW10

£1,150,000 *Freehold*



This is a superb opportunity to acquire an unmodernised three-bedroom family home and transform it into your dream residence. Perfectly positioned on one of the most sought-after streets in the area, the property offers enormous potential for refurbishment, making it ideal for buyers looking to create a bespoke living space in Kensal Rise.

KEY FEATURES

- GREAT POTENTIAL
- UN-MODERNISED
- CLOSE TO TRANSPORT
- FREEHOLD
- SOUTH FACING GARDEN
- CLOSE TO AMENITIES



Kensal Rise & Queens Park

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DESCRIPTION

Set on one of the area's most sought after streets, this charming three bedroom Victorian home offers a rare opportunity for buyers looking to create their dream family residence.

Full of character and original period features, the property is unmodernised and ready for transformation, providing the perfect blank canvas for those with vision.

Subject to planning, the house has exceptional potential to extend to the rear, side, and into the loft, as many neighbouring properties have already done, creating a stunning four or five bedroom family home of over 2,000 square feet.

The property benefits from a south facing garden, providing a wonderful outlook and plenty of natural light throughout the day. Offered freehold and with no upper chain, the sale offers a straightforward and swift purchase opportunity.

This is a rare chance to acquire an elegant Victorian home with immense potential to add both space and value, ready to be transformed into a truly exceptional family residence.





LOCATION

Ashburnham Road enjoys a prime position in the heart of Kensal Rise, a vibrant and sought-after neighbourhood. The property is within easy reach of both Kensal Green (Bakerloo Line & Overground) and Kensal Rise (Overground) stations, providing excellent links into Central London.

Numerous bus routes also serve the area, ensuring great connectivity. The road is moments from the independent shops, cafés, and restaurants of Chamberlayne Road, as well as nearby Queens Park and Notting Hill. Local parks and green spaces, excellent schools, and a friendly community make this a perfect place to call home.

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



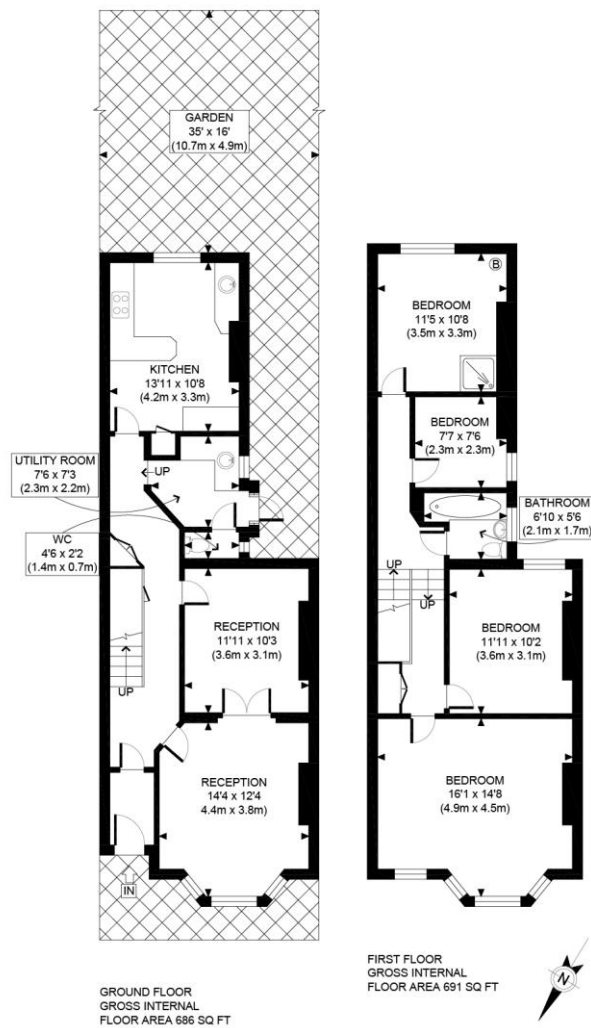
<https://www.winkworth.co.uk/sale/property/KQP230080>

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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 1377 SQ FT / 128 SQM		Ashburnham Road	
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		date	22/10/25
		photoplan	

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