



## Whitmore Gardens, NW10

£1,325,000 *Freehold*

3  2  1 

Spacious three bedroom end-of-terrace family home with south facing garden, off street parking and extension potential (STPP).

### KEY FEATURES

- END OF TERRACE
- THREE BEDROOMS
- OFF STREET PARKING FOR 2 CARS
- SIDE ACCESS
- SOUTH FACING GARDEN
- POTENTIAL TO EXTEND (STPP)



Kensal Rise & Queens Park

0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)

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## DESCRIPTION

This well maintained three bedroom end-of-terrace family home offers an great opportunity for buyers, especially those looking to modernise and extend to add extra space (STPP).

Internally, the accommodation is well-proportioned and currently comprises of a formal reception rooms, separate dining area, and a functional kitchen on the ground floor. Upstairs, there are three bedrooms and a modern three piece family bathroom. The property has been well maintained and is in good general order but would benefit from updating throughout.

As the property is an end-of-terrace, the home benefits from side access and therefore a larger than average rear garden. Being south facing, it is a great sun trap. The potential to extend to the rear on the ground floor and into the loft space, similar to other properties on the

road, offers the opportunity to significantly increase square footage and therefore value too.

The property further benefits from off street parking for two cars, and no upper-chain.

Viewing comes highly recommended.







## LOCATION

Whitmore Gardens offers a fantastic location, with the vibrant amenities of both College Road and Chamberlayne Road just steps away. Enjoy local favourites, such as your morning coffee at L'Anglo's Deli, lunch at The Chamberlayne or Island Pub, or a quick shop at The Kensal Store. Transport links are excellent, with the Bakerloo Line at Kensal Green and the London Overground at Kensal Rise both within easy reach, providing swift access to Central London and beyond.

For recreation, the green expanses of Queen's Park are less than a quarter mile away, perfect for family strolls or picnics. Families will also appreciate the proximity to College Green Nursery and being in the catchment area for highly regarded schools like Ark Franklin and Princess Frederica's. This home and location offers a unique combination of tranquillity, community, and convenience in one of London's most desirable neighbourhoods.

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



<https://www.winkworth.co.uk/sale/property/KQP250030>

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.

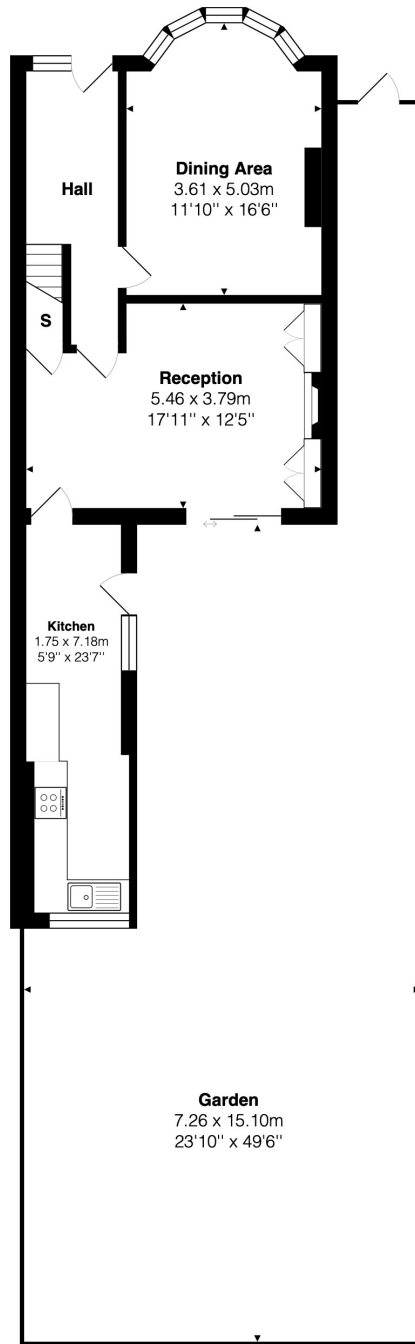
## MATERIAL INFO

**Tenure:** Freehold

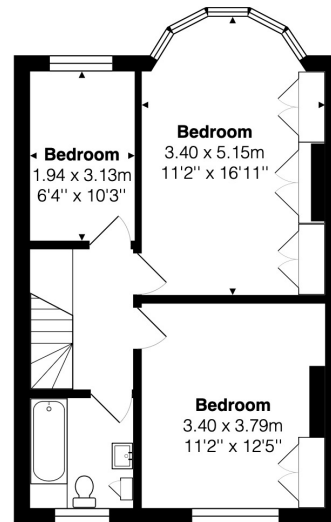
**Council Tax Band:** E

**EPC rating:** D

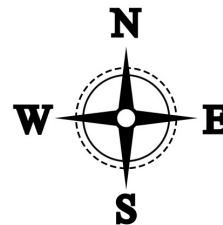
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	82 B
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**1st Floor**



Total Area: 105.3 m<sup>2</sup> ... 1134 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

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