



## Leighton Gardens, NW10

£1,899,950 *Freehold*



A fully extended Victorian mid-terrace offering over 2,100 sq. ft of beautifully balanced family living

### KEY FEATURES

- FULLY EXTENDED
- SOUTH FACING GARDEN
- FLEXIBLE GARDEN STUDIO
- UTILITY ROOM
- HIGH QUALITY FITTINGS AND FINISHES
- OVER 2100 SQ. FT



Kensal Rise & Queens Park

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## DESCRIPTION

This beautifully presented Victorian mid terrace home offers a wonderful blend of period charm and contemporary design, arranged over three floors and extending to over 2,100 sq. ft of well-balanced living space. Thoughtfully extended and finished to a high standard throughout, the property provides bright, spacious accommodation perfectly suited to modern family living.

A striking entrance hall with original patterned Victorian floor tiles and a restored staircase leads through to a charming front reception room featuring a bay window with plantation shutters, high ceilings, ornate cornicing, bespoke cabinetry and an attractive period fireplace, complemented by herringbone wood flooring.

To the rear of the house is an impressive open plan kitchen, dining and family space measuring almost 30 ft in length. Designed as the heart of

the home, this superb room features a contemporary kitchen with integrated appliances, a central island and generous work surfaces. Exposed brickwork, skylights and large sliding doors create a wonderfully bright space with a seamless connection to the garden.

The landscaped rear garden provides a private and low maintenance outdoor space ideal for relaxing or entertaining, while a substantial outbuilding at the end of the garden offers excellent flexibility as a home office, studio or gym.

The first floor comprises three well-proportioned bedrooms served by a stylish family bathroom. The top floor has been thoughtfully converted to create an impressive principal bedroom suite with an en-suite shower room and separate walk-in wardrobe. Combining beautiful Victorian features with modern finishes and generous proportions throughout, this exceptional home offers both character and practicality in equal measure.





## LOCATION

Leighton Gardens is a quiet residential street ideally positioned to enjoy the best of Kensal Rise and Queen's Park. The area has become one of Northwest London's most sought-after neighbourhoods, known for its strong sense of community, excellent local amenities and convenient transport links. Just a short stroll away is the vibrant hub of College Road and nearby Chamberlayne Road, where residents can enjoy an impressive selection of independent shops, cafés, restaurants and everyday conveniences. Local favourites include the much-loved Lexi Cinema, a unique community run cinema known for its eclectic programme and welcoming atmosphere. For dining and socialising, popular neighbourhood pubs such as The Island and The Chamberlayne offer relaxed settings for drinks and meals with friends. Green open space is also within easy reach. Queen's Park itself is only a short distance away and provides beautifully maintained gardens, tennis courts, a children's playground and a popular café, making it a favourite spot for weekend walks, exercise and family outings. The area is well served by transport connections, with both Kensal Rise station on the London Overground and Kensal Green station on the Bakerloo line and London Overground close by.

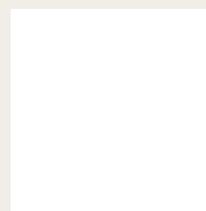
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** E

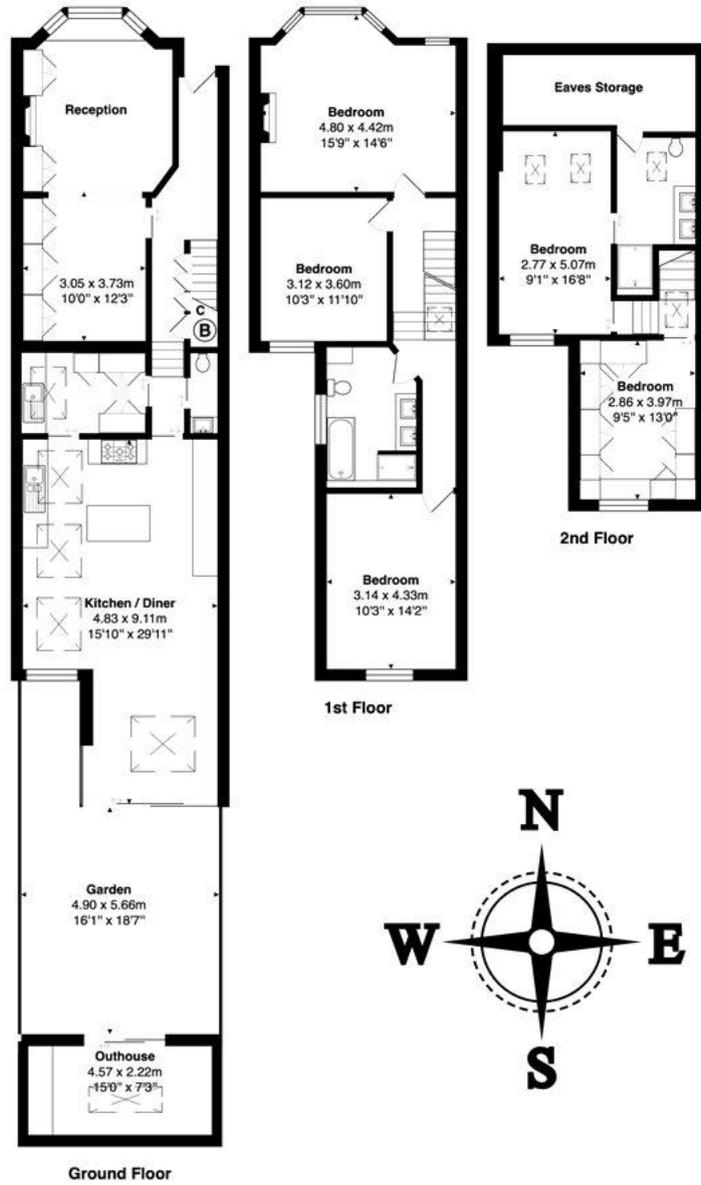
**EPC rating:** C

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<https://www.winkworth.co.uk/sale/property/WIG130047>

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.



Total Area: 197.2 m<sup>2</sup> ... 2122 ft<sup>2</sup> (excluding garden, eaves storage)

All measurements are approximate and for display purposes only

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