



Ridley Road, NW10

£750,000 *Leasehold*



A beautifully refurbished and generously proportioned three-bedroom apartment, arranged over the first and second floors of in an Edwardian conversion.

#### KEY FEATURES

- BRIGHT & AIRY
- MAISONETTE
- 3 BEDROOM, 2 BATHROOM
- LARGE KITCHEN/DINER
- 1,569 SQFT
- EXCELLENT CONDITION



Kensal Rise & Queens Park

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

A beautifully refurbished and generously proportioned three-bedroom apartment, arranged over the first and second floors of in an Edwardian conversion. Spread across 1,569 ft, this bright and airy flat has been finished to a high standard and is presented in excellent condition.

The first floor features a spacious, light-filled reception room with a charming bay window and original period details, including high ceilings, sash windows, a feature fireplace, and decorative cornicing. A separate study area offers an ideal space for working from home. There are two additional double bedrooms on this level - perfect for family living.

The family bathroom is beautifully appointed with a roll-top bath, separate walk-in shower, marble-topped vanity unit, large heated towel rail, and underfloor heating. At the rear of the home, overlooking the gardens, you'll find a fully fitted kitchen complete with

marble worktops, a butler sink, Smeg range cooker with five-ring gas hob, boiling water tap, and tiled floor with ample space for dining. Adjacent to the kitchen is a convenient pantry/utility room with matching cabinetry, an integrated dishwasher, and washing machine. A wide wooden staircase leads to the impressive principle bedroom suite on the second floor, featuring wooden flooring, built-in wardrobes, and an en-suite bathroom with a large walk-in shower, Ca' Pietra tiles, Crosswater brass fixtures, and underfloor heating. This level also includes two generously sized, insulated, and floor-boarded storage areas within the eaves.

The property has undergone extensive renovations in recent years, including a loft conversion, newly installed kitchen and bathrooms, bespoke wooden double-glazed sash windows, and a modern boiler - blending period charm with contemporary comfort.







## LOCATION

Ridley Road is within walking distance of Kensal Green (Bakerloo Line) tube, Kensal Rise (Overground) and Willesden Junction (Bakerloo and Overground). There are a huge selection of shops, eateries and boutiques on Chamberlayne Road, College Road and Harrow Road. Close by are the open green spaces of Roundwood Park, King Edward VII Park, Elmwood Lawn Tennis Club and Willesden Sports Ground.

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



<https://www.winkworth.co.uk/sale/property/KQP250292>

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:** Leasehold  
**Term:** 117 year and 0 months  
**Council Tax Band:**  
**EPC rating:** D

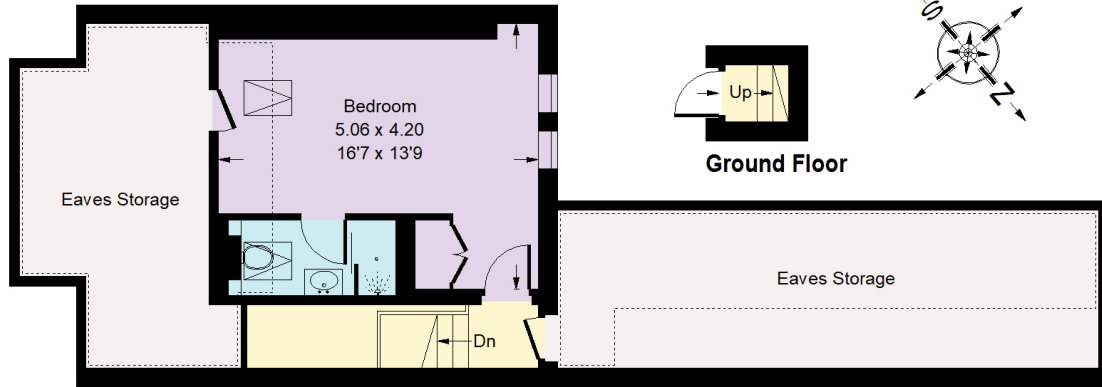
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Ridley Road, NW10

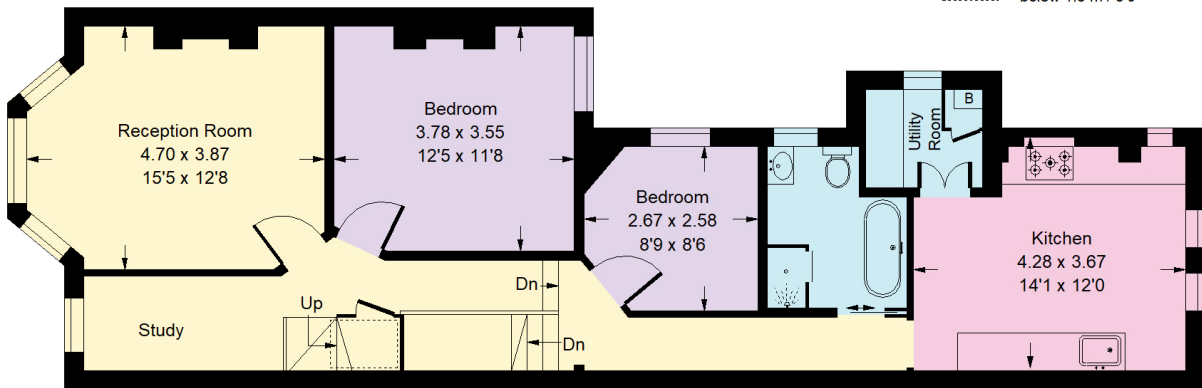
Approx. Gross Internal Area = 109.8 sq m / 1182 sq ft

Eaves Storage = 36 sq m / 387 sq ft

Total = 145.8 sq m / 1569 sq ft



### Second Floor



### First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.

No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.

Plan is for illustration purposes only, not to be used for valuations.

Kensal Rise & Queens Park

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