



## Leighton Gardens, Kensal Rise, NW10

£850,000 *Leasehold*



A charming and fully extended, two bedroom, two bathroom, ground floor maisonette with private front entrance, and south facing garden with studio in an end-of-terrace period conversion.

### KEY FEATURES

- TWO DOUBLE BEDROOMS
- END-OF-TERRACE MAISONETTE
- PRIVATE FRONT ENTRANCE
- WIDER THAN NORMAL PLOT
- EXTENDED
- GARDEN STUDIO (72 SQFT)
- SOUTH FACING GARDEN
- PRINCIPLE BEDROOM EN-SUITE



Kensal Rise & Queens Park

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#### DESCRIPTION

This is a tasteful ground floor maisonette situated on the desirable Leighton Gardens. The property boasts two double bedrooms, two bathrooms, and an extra wide extended open plan living, dining and kitchen area to the rear of the property, providing direct access on to the private garden via bi-fold doors.

You enter the property via your own private front door, opening up in to a stunning hallway looking straight down to the end, with Victorian tiled flooring and bespoke built in storage. The principle bedroom is located to the front of the property benefitting from a large sash bay window, built in storage and en-suite shower room. The second bedroom is also a spacious double, with built in storage. The main

bathroom is a tiled four piece suite, with modern fittings.

As the property is an end-of-terrace, you have the benefit of wider plot. The side return extension has created an amazing open plan kitchen, dining and reception area – perfect for entertaining, and the hub of the property. This space also provides direct access on to the private garden via bi-fold doors. Being south facing, this room is flooded with natural light.

The garden is designed to be low maintenance, with patio area, raised beds and 72sqft studio at the rear. This is the ideal space if working from home, or for use as a gym.

With its sought-after location, character and charm, viewing comes highly recommended.







#### LOCATION

Leighton Gardens is ideally located to take advantage of the amenities of both Chamberlayne Road and College Road. The array of independent shops, Gastropubs and coffee shops, including great transport links at Kensal Rise, Kensal Green and Queens Park are a great draw to the area. If it's green spaces that you are looking for then the property is sandwiched between Queen's Park to the East, with Roundwood and King Edwards Parks to the West.

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

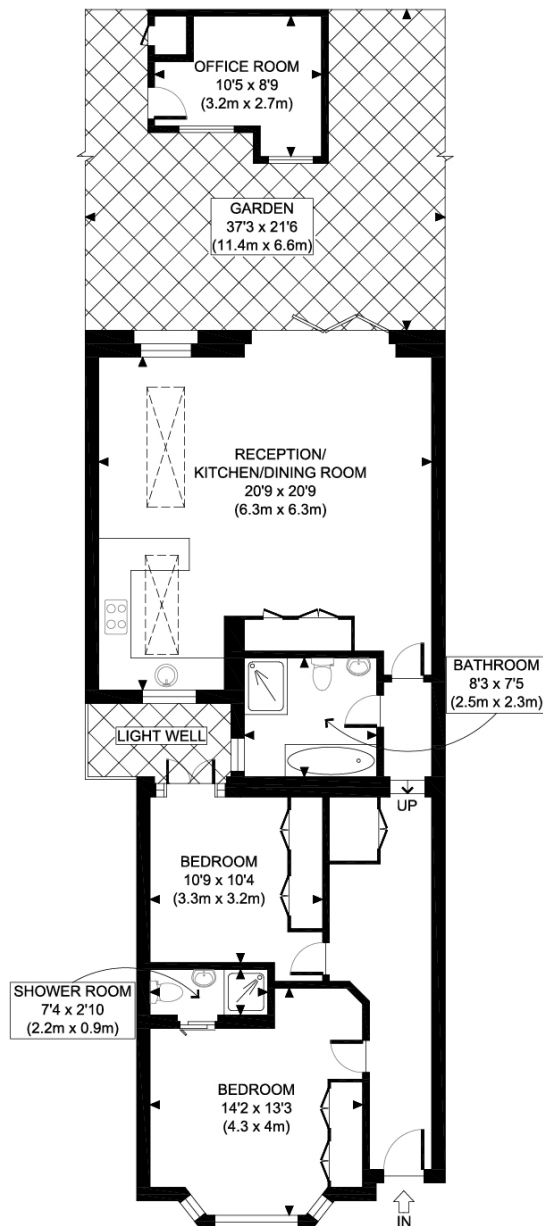


<https://www.winkworth.co.uk/sale/property/KQP180552>

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:** 146 year and 2 months  
**Service Charge:** Ask Agent  
**Ground Rent:** £50 Annually (subject to increase)  
**Council Tax Band:** D  
**EPC rating:** E



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 953 SQ FT



|  |  |
|--|--|
| <p><b>APPROX. GROSS INTERNAL FLOOR AREA WITH OFFICE ROOM 1025 SQ FT / 95 SQM</b><br/> <b>APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OFFICE ROOM 953 SQ FT / 89 SQM</b></p>  | <p>Leighton Gdns</p>   |
| <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.<br/> While we do not doubt the floor plan accuracy and completeness, you or your advisors should<br/> conduct a careful, independent investigation of the property in respect of monetary valuation</p> | <p>date 29/10/25<br/> <b>photoplan</b> </p> |

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