



Kempe Road, NW6

£2,395,000 *Freehold*



A fantastic, end of terrace, Victorian period, four double bedroom family home in a sought after location within Queen's Park conservation area.

#### KEY FEATURES

- FULLY EXTENDED
- FOUR DOUBLE ROOMS
- CLOSE TO ARK FRANKLIN SCHOOL
- LUXURY MASTER BEDROOM SUITE
- LOFT EXTENSION WITH EN-SUITE
- QUEEN'S PARK CONSERVATION AREA



Kensal Rise & Queens Park

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## DESCRIPTION

During the renovation of this stunning house all that was left of the original property was the front facade on the ground and first floor and the flank walls. Literally everything else is newly built including the entire top floor which now houses a guest bedroom with en-suite shower and cleverly designed work from home space. To the rear of the first floor there is a superb master bedroom with vaulted ceilings and a luxury en-suite which is hidden by and accessed through floor to ceiling fitted wardrobes.

There are two further double bedrooms on this floor (making four doubles in total) and a family bathroom to the front of the building. Downstairs all joists were removed, the floor was lowered and a concrete pad with underfloor heating now covers the entire ground floor.

The space has been opened creating a fantastic flow, but crittall doors section off the front reception room which has a marble fireplace and wood burning stove.

The side extension has been done in conjunction with the next door neighbour allowing full height extensions (very rare) which just adds to the uniqueness of this already stunning home.

Further benefits include utility room, downstairs W.C, side door access to storage area and a landscaped garden to the rear.







## LOCATION

Kempe Road is a fantastic location with Queens Park itself less around 200m from the house and any buyer would comfortably be able to use the amenities of either Salusbury Road or Chamberlayne Road. Transport links are therefore great at either Queens Park Station (Bakerloo, Overground and Nat Rail) or Kensal Rise Overground station which links to Hampstead Heath eastbound or to Westfield and Clapham Junction in the other direction. There is an abundance of eateries, pubs and cafes on both Salusbury and Chamberlayne Road and the property is in the catchment for Ark Franklin School located at the other end of the street. Surely one of the best locations around to take advantage of all that Queens Park and Kensal Rise have to offer.

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



<https://www.winkworth.co.uk/sale/property/KQP230228>

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.

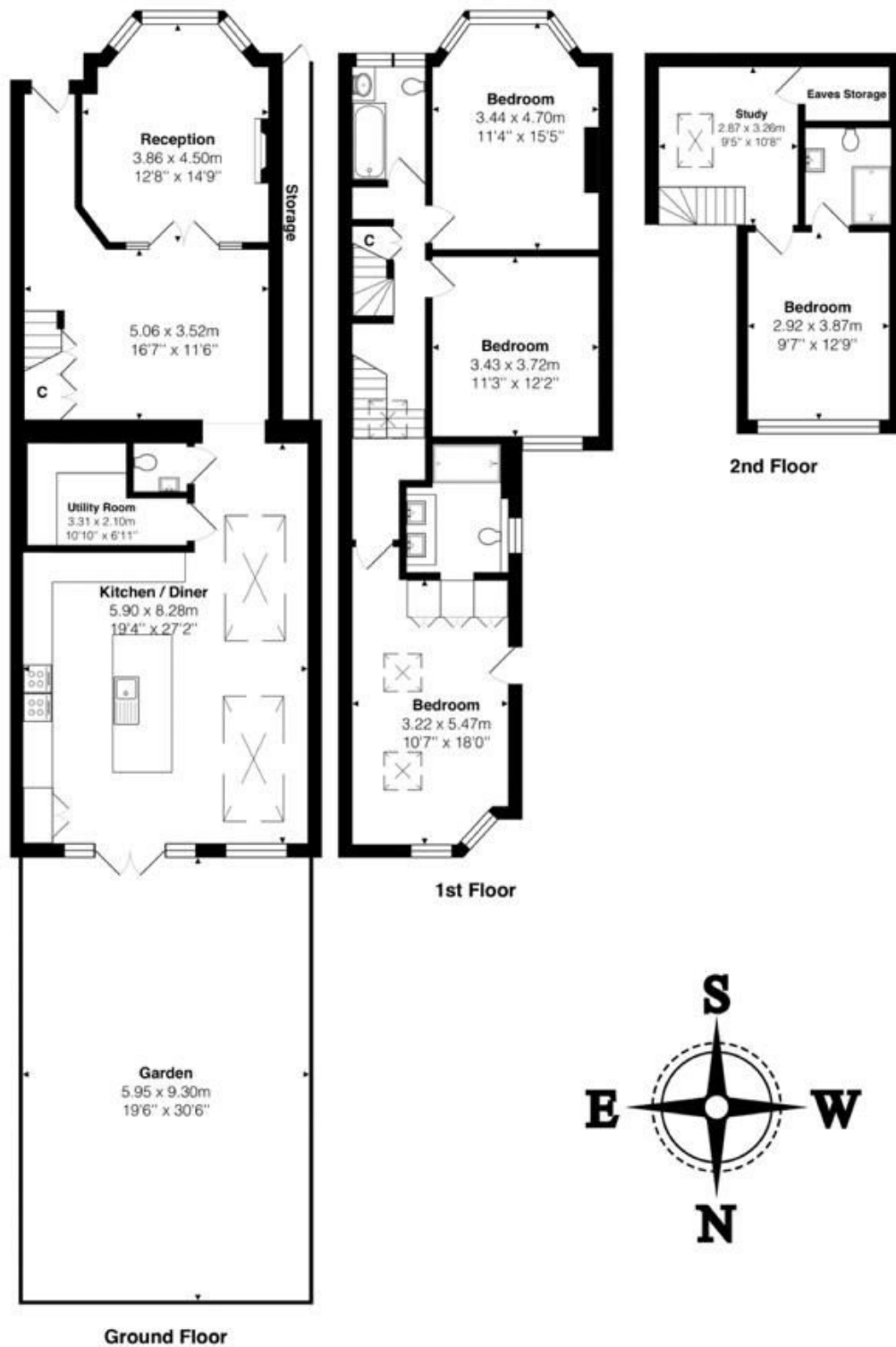
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:**

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 203.9 m<sup>2</sup> ... 2195 ft<sup>2</sup> (Including eaves storage. Excluding garden, storage)  
 All measurements are approximate and for display purposes only

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