



## Chamberlayne Road, Kensal Rise, NW10

£1,435,000 *Freehold*



A substantial and versatile double fronted family home, with gated carriage driveway, offers generous accommodation arranged over three floors, complemented by a large garden, detached summer house, and 19ft garage.

### KEY FEATURES

- DOUBLE FRONTED
- GARAGE
- SECURE GATED DRIVEWAY
- SOUTH-WEST FACING GARDEN
- STUDIO/SUMMERHOUSE
- 5-6 BEDROOMS
- PRINCIPLE BEDROOM EN-SUITE



Kensal Rise & Queens Park

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#### DESCRIPTION

The ground floor provides excellent living space, featuring a well-proportioned kitchen positioned to the rear of the property with direct access to the garden, ideal for everyday family life and entertaining. There is a through reception and dining area, as well as a flexible use room – ideal as ground floor guest bedroom or office. A guest WC is also located under the staircase. The layout lends itself well to reconfiguration, subject to requirements, allowing a new owner to personalise the space.

On the first floor, the property offers four well-sized bedrooms and family bathroom arranged around a central landing. The principle bedroom is also served by an en-suite shower room.

The top floor is a converted loft space, and provides an additional large double bedroom with walk-in wardrobe and its shower room off the landing.

The property benefits from a spacious low maintenance garden. The south-west facing direction means it is a great sun trap. Set within the garden is a detached summer house, perfect for use as a studio, workspace, or gym.

Finally, gated off-street parking comfortably allows for 5 cars, in addition to the garage.

Overall, the house is ready for a new owners to add their own style to, making it an excellent opportunity for those seeking a long-term home with scope to enhance and add value.





#### LOCATION

Chamberlayne Road is continually evolving with its array of independent shops, gastropubs and coffee shops at your fingertips. Transport links are excellent with the London Overground at Kensal Rise a few minutes from the front door, and the no. 52 bus which can take you straight to Notting Hill in 10 minutes. Furthermore Queens Park is a short walk away for green open spaces, and the tennis courts on Chelmsford Square are just around the corner.

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



<https://www.winkworth.co.uk/sale/property/KQP250546>

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:** F

**EPC rating:** To be confirmed



APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE/GARAGE/EAVES 3021 SQ FT / 281 SQM	Chamberlayne Road
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE/GARAGE/EAVES 2451 SQ FT / 228 SQM	date 13/01/25
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	photoplan

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