



College Road, NW10

£1,375,000 *Freehold*

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An exquisitely designed period family home combining elegant period charm with beautifully curated contemporary interiors, a superb extended kitchen dining room and a stunning 57 ft landscaped garden, ideally positioned on one of NW10's most sought after residential streets.

KEY FEATURES

- FANTASTIC LOCATION
- THREE BEDROOMS
- STUNNING LANDSCAPED GARDEN
- DEVELOPMENT POTENTIAL
- RECENTLY REFURBISHED
- CLOSE TO AMENITIES



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION

Extending to approximately 1,044 sq ft, the property has been thoughtfully renovated throughout to create a home that perfectly balances period charm with contemporary family living.

The ground floor opens into a superb bay fronted reception room featuring high ceilings, original detailing, bespoke cabinetry and a beautiful fireplace, creating a wonderfully inviting living space. To the rear, a striking extended kitchen dining room forms the heart of the home, with sleek contemporary units, integrated appliances, a central island and generous entertaining space overlooking the garden. Large glazed doors and windows draw natural light throughout the space and provide a seamless connection to the outside.

The rear garden is a particular feature of the property, extending to approximately 57 feet and professionally landscaped with mature

planting, elegant birch trees, expansive stone terraces and multiple seating areas, creating a peaceful and highly private setting ideal for entertaining and family life alike.

The first floor offers two spacious double bedrooms, both beautifully presented and filled with light, together with a smaller double bedroom, ideal as a nursery, child's room or home office. A stylish contemporary family bathroom completes the accommodation.

This exceptional home further benefits from attractive period architecture, carefully considered interior design, excellent storage and a wonderful sense of warmth and character throughout.





LOCATION

College Road lies at the heart of Kensal Rise and is known for its friendly village atmosphere, attractive period homes and excellent local amenities. The street is home to a number of popular independent businesses including The Island gastropub, a favourite for relaxed dining and Sunday lunches, The Kensal Store for artisan groceries and everyday essentials, and L'Angolo Delicatessen, a well loved Italian deli and café.

The area is particularly popular thanks to its excellent transport connections. Kensal Green Station, located on College Road, provides Bakerloo Line and London Overground services, while nearby Kensal Rise Station offers additional Overground links across London, making commuting into Central London simple and convenient.

Families are well catered for with a selection of highly regarded local schools including Princess Frederica C of E Primary School and Ark Franklin Primary School. Residents also enjoy easy access to green open spaces such as Queen's Park, King Edward VII Park and the Grand Union Canal, all offering excellent leisure and recreational facilities.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

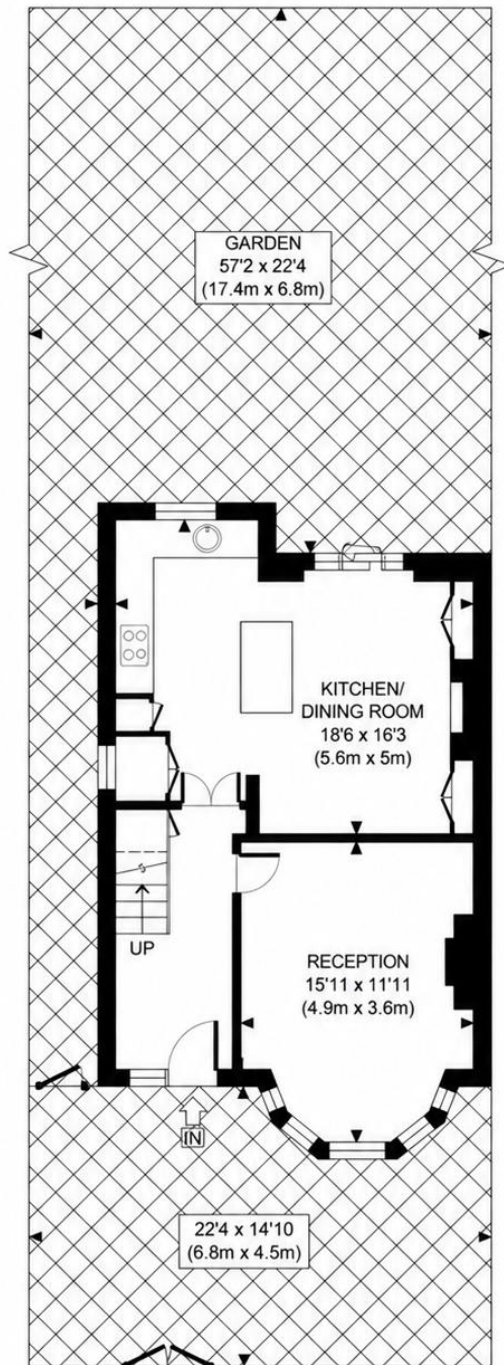
EPC rating: D

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

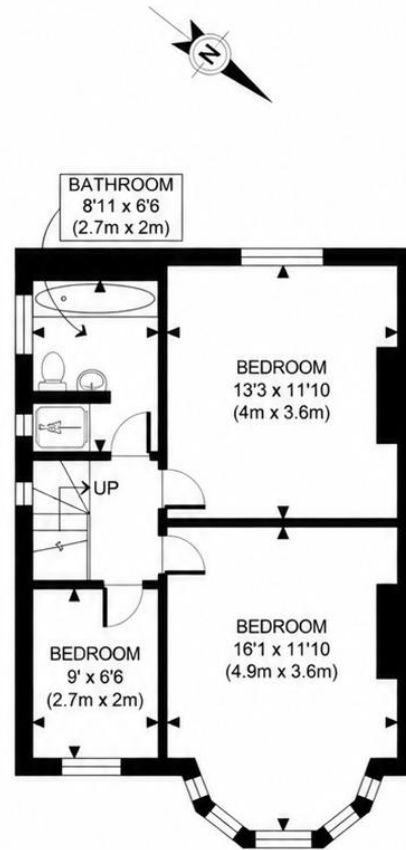


<https://www.winkworth.co.uk/sale/property/KQP220053>

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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 531 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 513 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1044 SQ FT / 97 SQM

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

College Road

date 01/05/26

photoplan 

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