



Hardinge Road, NW10

£1,699,950 *Freehold*

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We are delighted to bring to market this lovely four bedroom family home on surely the most sought after street in Kensal Rise, Hardinge Road.

#### KEY FEATURES

- PRIME LOCATION
- LOVELY GARDEN
- 1840 SQ.FT
- EXTENDED AND RENOVATED
- CLOSE TO AMENITIES AND TRANSPORT



Kensal Rise & Queens Park

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## DESCRIPTION

This beautifully presented 1920's four bedroom family home combines period charm with modern living, offering generous accommodation and a stunning 60ft private garden.

To the front of the property, a formal reception room with elegant bay windows and a wood burning stove provides the perfect setting for relaxing evenings. To the rear, a contemporary kitchen diner has been thoughtfully extended to create a bright and spacious heart of the home, complete with a stylish new kitchen, central island and direct access to the landscaped garden.

The garden itself is a real highlight, a tranquil private oasis with ample space for outdoor entertaining, complemented by a versatile studio, ideal for home working or creative pursuits.

Upstairs, the first floor hosts three well-proportioned bedrooms alongside a modern family bathroom. The loft has been cleverly converted to provide a generous fourth bedroom, making this home ideal for growing families.

Retaining a wealth of period features throughout, this property has been finished to an excellent standard. Further benefits include a welcoming front garden, the character of its 1920's heritage and the convenience of stylish modern updates throughout.

Hardinge Road sits in a sought-after pocket of Kensal Rise, offering a vibrant community feel while benefitting from the excellent amenities and green spaces that make this part of North West London so desirable.







## LOCATION

Just around the corner on College Road, residents enjoy a thriving local scene with a range of independent shops, cafés and eateries. Popular favourites include The Island Pub, known for its welcoming atmosphere and gastropub menu, the stylish Morty & Bob's, offering all-day dining and cocktails, and the ever-popular L'Angolo Italian Deli, a neighbourhood gem perfect for fresh coffee, pastries and authentic Italian produce. For transport, Kensal Green Station is within easy reach, providing both Bakerloo Line Underground services and the London Overground, giving quick access to the West End, the City, and connections across London. This makes commuting and leisure travel straightforward and convenient. Nature and outdoor space are also close at hand, with the beautiful Queen's Park just a short stroll away. Its 30 acres include landscaped gardens, tennis courts, a children's play area, and a café, a much-loved destination for weekend walks and family outings. Education in the area is another strong draw. Highly regarded local schools include Princess Frederica C of E Primary and Ark Franklin Primary Academy, both known for their strong community ethos. For families considering private education, the relatively new Maida Vale School in Queen's Park offers an excellent secondary option with a modern, forward-looking approach.

## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** D

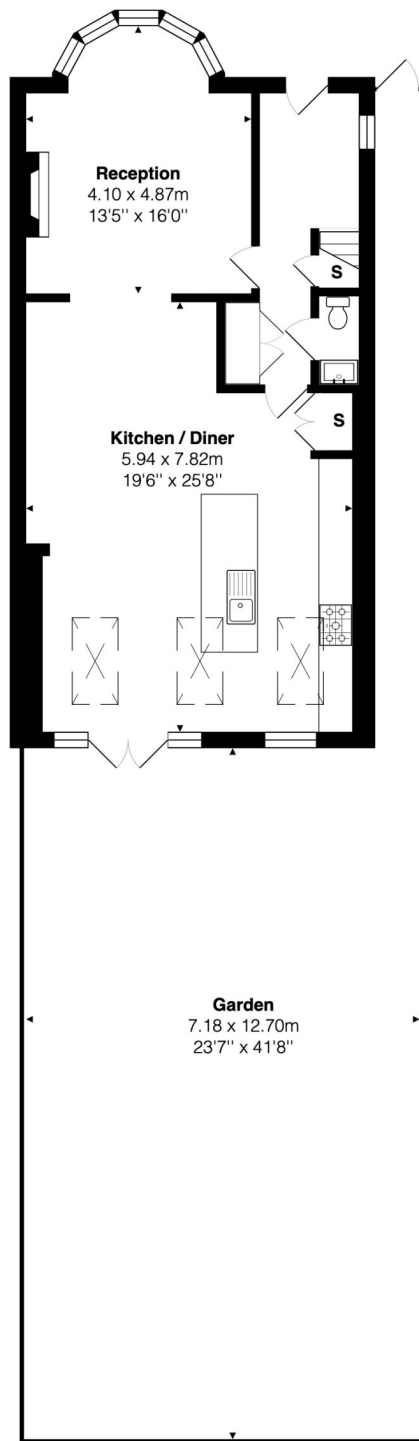
For more information, scan the QR code or visit the link below



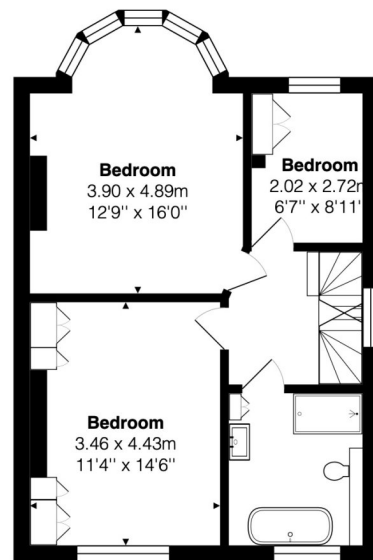
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

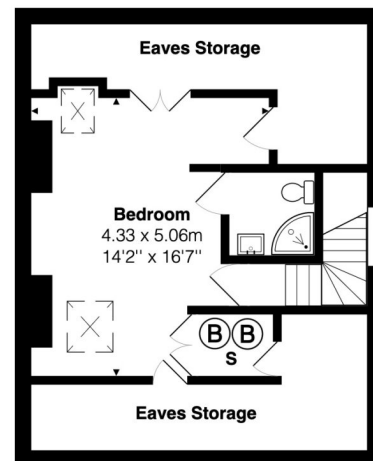
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		



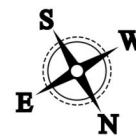
**Ground Floor**



**1st Floor**



**2nd Floor**



Total Area: 171.0 m<sup>2</sup> ... 1840 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

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