



ASHBURNHAM ROAD, NW10
£1,995,000 FREEHOLD

Winkworth



ASHBURNHAM ROAD, NW10

Welcome to this truly exceptional home on Ashburnham Road, NW10. From the moment you enter, the attention to detail and unique design set this property apart. The front reception room flows seamlessly into a thoughtfully designed study area, leading to a striking open-plan, eat-in kitchen extension that has been recognised with an architectural design award. This impressive space opens directly onto a breathtaking, landscaped garden—meticulously designed and planted to create a private oasis perfect for entertaining or relaxing.

Upstairs, the first floor is home to a magnificent master suite, finished to the highest standard with extensive storage, a dressing area, and a luxurious en-suite bathroom. A generous second bedroom with fitted storage and a beautifully appointed family bathroom complete this level. On the second floor, you'll find a versatile bedroom currently arranged as a study, benefiting from large eaves storage, as well as a further spacious double bedroom with excellent storage. A stylish Jack-and-Jill bathroom services both rooms, offering flexibility for family living or guests.

Every inch of this home has been interior designed to perfection, showcasing a rich and eclectic style while offering comfort, functionality, and exceptional space. Quite simply, this is a house like no other in the Kensal Rise area.



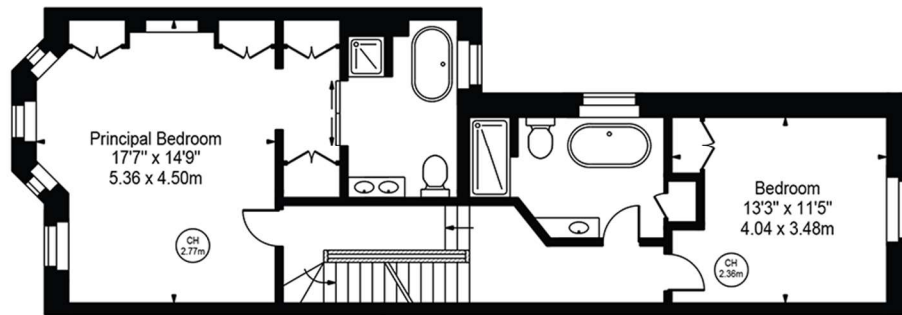
Ashburnham Road enjoys a prime position in the heart of Kensal Rise, a vibrant and sought-after neighbourhood. The property is within easy reach of both Kensal Green (Bakerloo Line & Overground) and Kensal Rise (Overground) stations, providing excellent links into Central London. Numerous bus routes also serve the area, ensuring great connectivity. The road is moments from the independent shops, cafés, and restaurants of Chamberlayne Road, as well as nearby Queens Park and Notting Hill. Local parks and green spaces, excellent schools, and a friendly community make this a perfect place to call home.



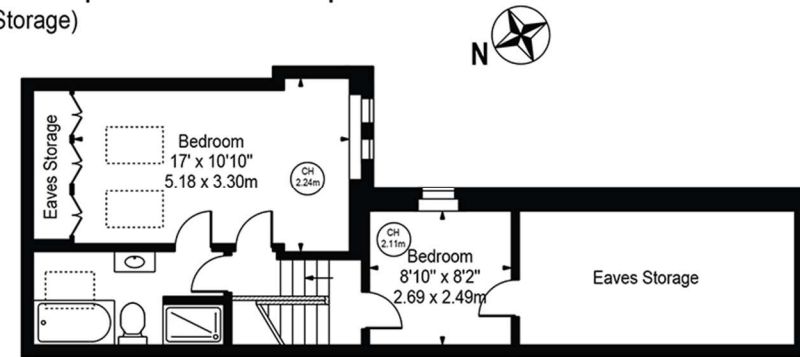
Ashburnham Road

Approx. Total Internal Area 2306 Sq Ft - 214.23 Sq M
(Including Eaves Storage)

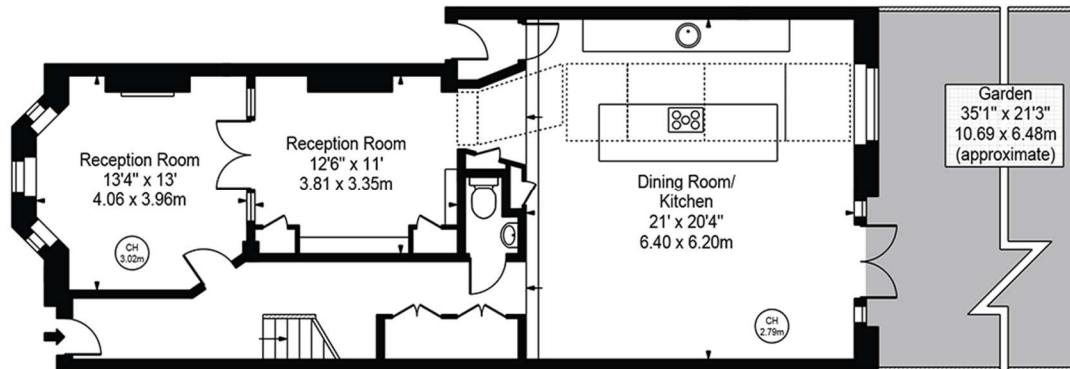
Approx. Gross Internal Area 2141 Sq Ft - 198.91 Sq M
(Excluding Eaves Storage)



First Floor
(778 Sq Ft - 72.28 Sq M)



Second Floor
(537 Sq Ft - 49.89 Sq M)



Ground Floor
(991 Sq Ft - 92.07 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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