



Keslake Road, NW6

£675,000 *Leasehold*



A stunning first floor apartment with huge potential in one of the best locations in the area close to Queen's Park

#### KEY FEATURES

- 746 SQ.FT
- LOFT DEMISED
- HUGE POTENTIAL
- CLOSE TO QUEEN'S PARK
- CATCHMENT FOR LOCAL SCHOOLS
- CONSERVATION AREA



Kensal Rise & Queens Park

0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.





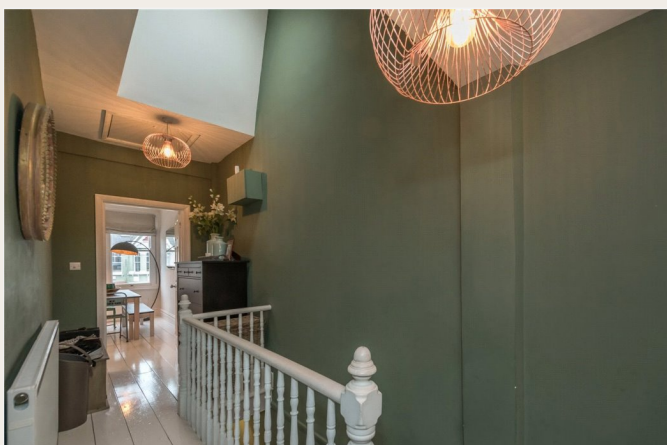
## DESCRIPTION

A fantastic opportunity to acquire this charming first floor Victorian conversion flat, full of character and potential. Currently arranged as a spacious one-bedroom home, the property benefits from a demised loft, offering excellent scope to extend and create a two or three-bedroom split-level apartment (subject to the usual consents).

The flat retains many period features, with generous ceiling heights and large sash windows that flood the rooms with natural light. The existing accommodation comprises a well-proportioned reception room, a separate kitchen, a double bedroom, and a bathroom.

What sets this property apart is the huge potential for transformation. With the loft space included in the demise, buyers have the rare chance to significantly increase the living space and add real value.

The flat is being offered to the market with no upper chain, making it an attractive prospect for both homeowners and investors alike.







## LOCATION

Keslake Road is a charming residential street located in the vibrant Queen's Park area of northwest London. The area is known for its beautiful Queen's Park, a spacious green area featuring tennis courts, a playground, and a café, offering a peaceful retreat for locals. Families on Keslake Road benefit from access to several well-regarded schools both state and private options such as Ark Franklin School, Salusbury School and Maida Vale School.

For transport, Queen's Park Station, a short walk from Keslake Road, provides easy access to both the Bakerloo line and the London Overground, making commuting to central London and beyond convenient. The area also boasts an excellent selection of dining options, including the Middle Eastern-inspired Don't Tell Dad, offering a sophisticated yet cosy atmosphere; Carmel, known for its Mediterranean and Middle Eastern cuisine; and The Chamberlayne Pub, a local favourite serving craft beers and traditional British dishes. With its blend of green spaces, top-notch schools, convenient transport links, and vibrant dining scene, Keslake Road offers an attractive living location for families and individuals alike.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 0 year and 0 months

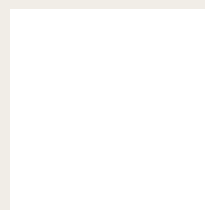
**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** D

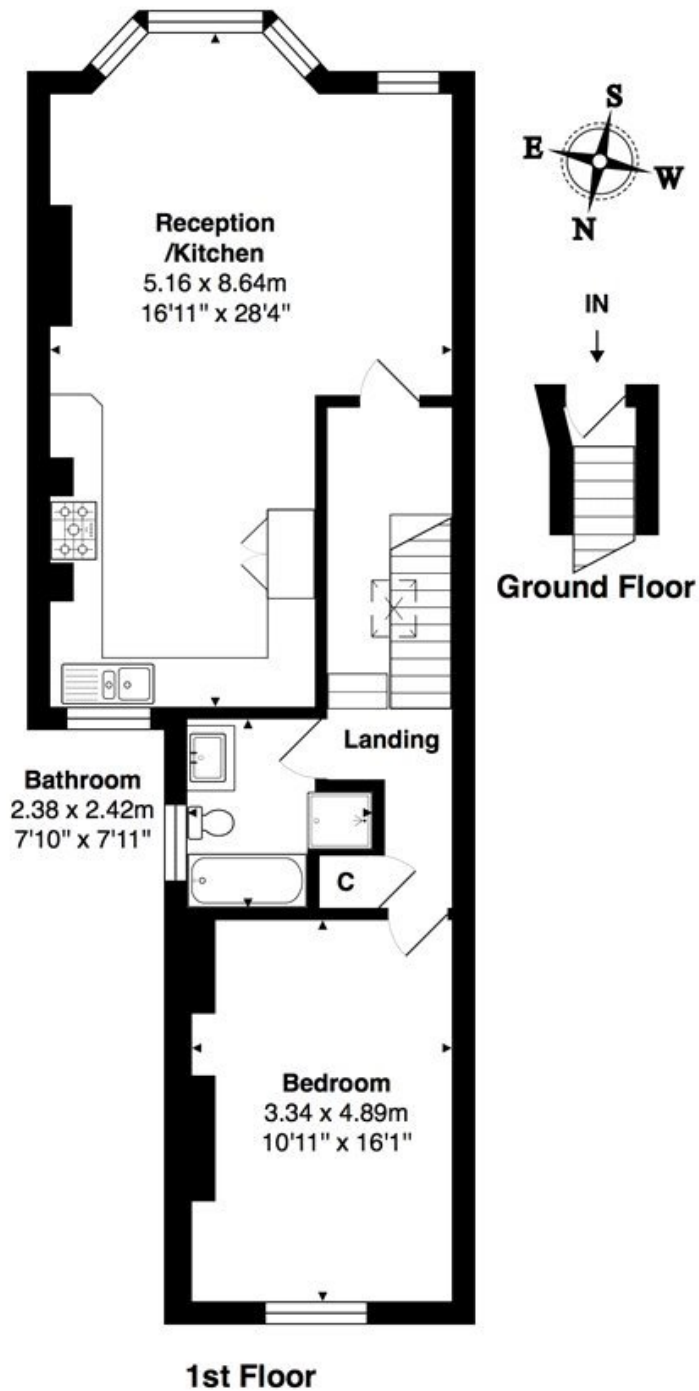
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250297>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	68	70
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



**Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>**  
 All measurements are approximate and for display purposes only

**Kensal Rise & Queens Park**

0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.