



Crediton Road, NW10

£850,000 *Share of Freehold*



A substantial three bedroom period apartment offering impressive proportions, excellent natural light and over 1,200 sq. ft of versatile living space close to Queen's Park.

KEY FEATURES

- THREE BEDROOM SPLIT LEVEL APARTMENT
- APPROXIMATELY 1,260 SQ FT INCLUDING EAVES
- IMPRESSIVE 17FT RECEPTION / DINING ROOM
- LARGE PRINCIPAL BEDROOM WITH EN SUITE
- ATTRACTIVE PERIOD BUILDING AND FEATURES
- EXCELLENT LOCATION CLOSE TO QUEEN'S PARK



Kensal Rise & Queens Park

0208 960 4947 | 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 spacious and characterful three bedroom split level apartment, arranged across the upper floors of an attractive period property on Crediton Road, offering approximately 1,260 sq ft of accommodation including the eaves.

The property is centred around an impressive reception and dining room, measuring over 17ft in length and benefiting from a wonderful bay window, excellent natural light, high ceilings and attractive period detailing.

A separate kitchen provides a good range of fitted units, generous worktop space and room for informal dining.

Also on this level are two bedrooms, including a particularly generous double bedroom, together with the family bathroom. The upper floor

has been converted to create an excellent principal bedroom measuring approximately 17ft x 16ft, with an en suite bathroom and useful eaves storage.

The apartment offers excellent proportions throughout and, while there is scope for some cosmetic updating, provides a substantial and versatile home in a highly sought after residential location.





LOCATION

Crediton Road is a popular residential street exceptionally well positioned for the amenities of both Queen's Park and Kensal Rise. Salusbury Road and Lonsdale Road offer an excellent selection of independent shops, cafés, restaurants and pubs, while Chamberlayne Road provides a further range of local amenities including The Chamberlayne, Gail's and the Lexi Cinema.

Queen's Park itself is within easy reach and remains one of the major attractions for buyers moving to this part of northwest London, offering extensive green space, tennis courts, a children's playground and café.

Transport connections are excellent, with Queen's Park providing both Bakerloo line and London Overground services, while Kensal Rise offers Overground connections across north and west London. The area is also particularly popular with families due to the excellent choice of well regarded local schools and nurseries.

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



<https://www.winkworth.co.uk/sale/property/KQP240258>

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: Share of Freehold

Council Tax Band: E

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		



Kensal Rise & Queens Park

0208 960 4947 | 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.