



Tollgate Gardens, NW6

£1,500,000 *Leasehold*



A stunning three bedroom penthouse with over 1400 sq.ft of accommodation and a wraparound roof terrace offering 360 degree panoramic views.

KEY FEATURES

- 1402 SQ.FT
- THREE BEDROOMS
- WRAPAROUND TERRACE
- GYM
- UNDERGROUND PARKING
- STUNNING VIEWS



Kensal Rise & Queens Park

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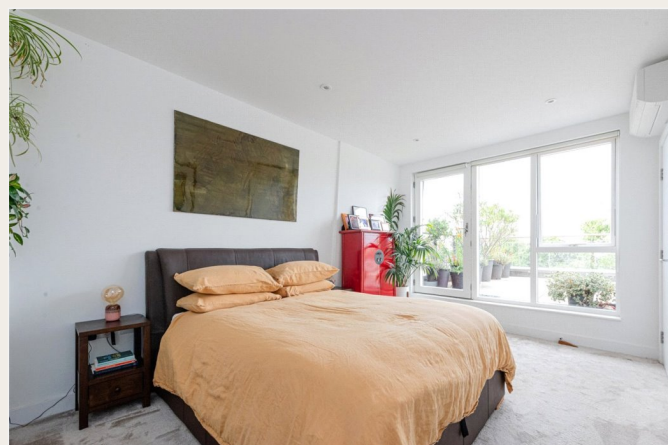
DESCRIPTION

Elevate your lifestyle in this exceptional three-bedroom luxury penthouse, offering the pinnacle of city living in the heart of London. This unique residence combines sophisticated design with uninterrupted 360-degree panoramic views, perfectly capturing the London landscape.

The flat benefits from an expansive open-plan living space, thoughtfully designed to integrate the kitchen, dining, and sitting areas into a seamless flow—perfect for entertaining or relaxing in absolute style. Floor-to-ceiling windows bathe the space in natural light, while the wraparound terrace provides a true extension of the living area, offering multiple alfresco zones for lounging, dining, and enjoying London's skyline from sunrise to sunset.

Each of the three spacious bedrooms serves as a private retreat, including a luxurious principal suite with an en-suite and direct access to the terrace. High-end finishes, bespoke fittings, and smart home features add to the refined ambiance throughout. T

his exclusive residence also benefits from secure underground parking with a dedicated space, a fully equipped residents' gym, and beautifully maintained communal garden spaces—providing the perfect blend of wellness, convenience, and community in one of the area's best locations.





LOCATION

Tollgate Gardens is a vibrant and well-connected location in North West London that blends urban convenience with a strong sense of community. Perfectly positioned in the heart of NW6, this emerging residential enclave offers an exciting opportunity to live moments from some of the capital's most loved green spaces, excellent transport connections, and the buzzing village atmosphere of Queen's Park. Residents enjoy easy access to Queen's Park Station (Bakerloo Line and London Overground), just a short stroll away, providing quick links to Oxford Circus, Euston, and Stratford—ideal for commuters and weekend explorers alike. Kilburn Park and Maida Vale stations are also within easy reach, expanding your transport options across London. Locals are drawn to the laid-back charm of Salisbury Road, the social heartbeat of the area. This thriving high street is lined with independent cafés, brunch spots, gastropubs, and boutique shops. Whether you're grabbing a flat white from Gail's, meeting friends for an evening drink, or browsing the weekend Queen's Park Farmers' Market, everything you need is just around the corner. Just a few minutes' walk away, the leafy expanses of Queen's Park itself provide a perfect escape from the city buzz—with tennis courts, a children's petting zoo, and plenty of space for picnics or morning jogs.

MATERIAL INFO

Tenure: Leasehold

Term: 241 year and 11 months

Service Charge: £11,000 per annum

Ground Rent: £175 Annually (subject to increase)

Council Tax Band: G

EPC rating: B

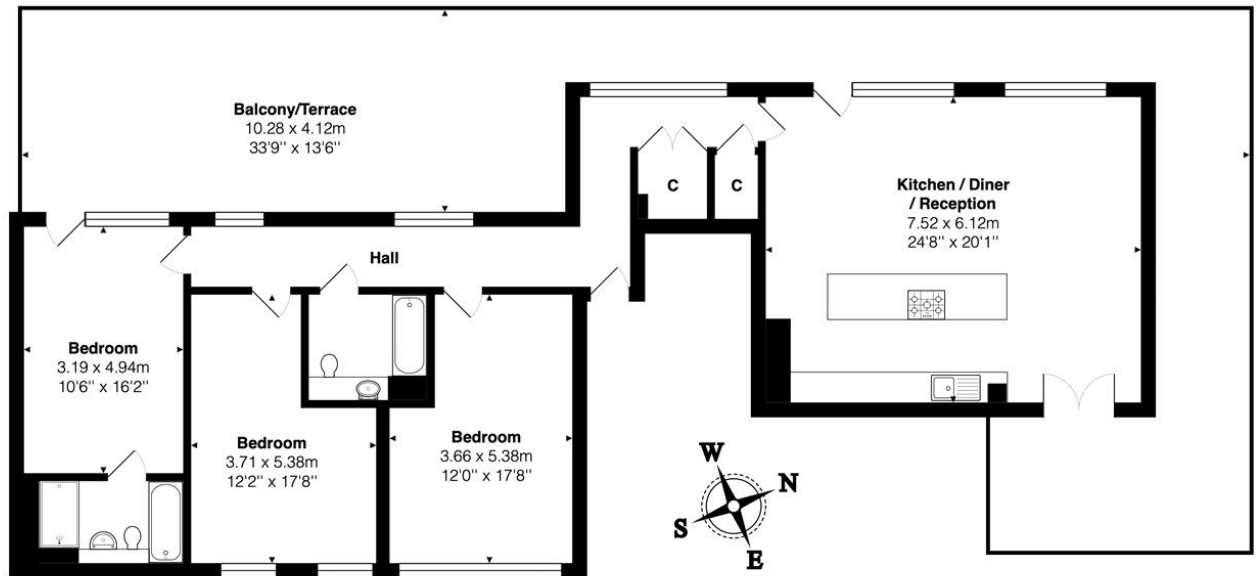
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP250133>

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



4th Floor

Total Area: 130.2 m² ... 1402 ft² (excluding balcony/terrace)

All measurements are approximate and for display purposes only

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