



Kempe Road, NW6

£850,000 *Leasehold*



A stunning two double bedroom period conversion with one of the best private gardens we've seen, located just off Queen's park on Kempe Road.

KEY FEATURES

- TWO DOUBLE BEDROOMS
- QUEEN'S PARK CONSERVATION AREA
- CLOSE TO AMENITIES
- STUNING GARDEN
- GOOD CONDITION THROUGHOUT
- SHARE OF FREEHOLD



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION

Set within an elegant Victorian conversion, this beautifully presented two-bedroom garden flat seamlessly blends period charm with modern comfort. Occupying the ground floor of a handsome building, the property boasts an array of original features, including high ceilings, ornate cornicing, sash windows, and decorative fireplaces.

The accommodation comprises two generous double bedrooms and a formal reception room to the front, ideal for entertaining or relaxing in classic style. To the rear, a well-appointed kitchen leads directly onto a truly stunning private garden extending approximately 50 feet – a rare and tranquil retreat perfect for outdoor living and entertaining.

Offered in excellent condition throughout, this exceptional home also presents an exciting opportunity to extend into the side return, subject to the necessary planning permissions. This potential to add space and value makes it an ideal long-term investment.

The property is offered with a share of the freehold and a long underlying lease, providing both security and flexibility for the discerning buyer.





LOCATION

Kempe Road is a fantastic location with Queens Park itself less around 200m from the flat and any buyer would comfortably be able to use the amenities of either Salusbury Road or Chamberlayne Road.

Transport links are therefore great at either Queens Park Station (Bakerloo, Overground and Nat Rail) or Kensal Rise Overground station which links to Hampstead Heath eastbound or to Westfield and Clapham Junction in the other direction.

There is an abundance of eateries, pubs and cafes on both Salusbury and Chamberlayne Road and the property is in the catchment for Ark Franklin School located at the other end of the street.

Surely one of the best locations around to take advantage of all that Queens Park and Kensal Rise have to offer.

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



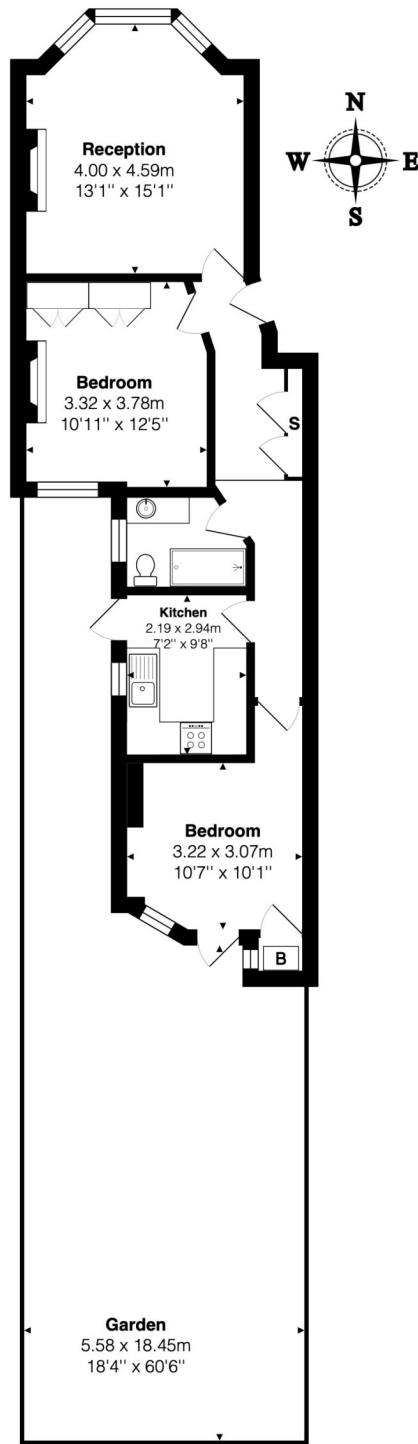
<https://www.winkworth.co.uk/sale/property/KQP250237>

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: Leasehold
Term: 950 year and 8 months
Council Tax Band: D
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Total Area: 61.7 m² ... 664 ft² (excluding garden)

All measurements are approximate and for display purposes only

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