



College Road, NW10

£800,000 *Freehold*

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An unmodernised home with bags of potential ideally situated on one of the most popular streets in the area.

KEY FEATURES

- HUGE POTENTIAL
- GREAT LOCATION
- PRIVATE GARDEN
- 1072 SQ.FT
- NO UPPER CHAIN
- FREEHOLD



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION

Winkworth are pleased to bring to market this unmodernised three bedroom Victorian mid-terrace family home presenting a rare opportunity to create a truly bespoke residence.

Offering generous proportions and classic period charm, the property boasts two spacious reception rooms, a separate kitchen, and a sized bathroom, all complemented by a private, low maintenance garden.

With its solid bones and character features, this home offers exciting potential for transformation. Subject to the necessary permissions, it could be developed into a stunning four-bedroom, two-bathroom family home complete with a luxury master suite, side return extension, and loft conversion.

Perfect for those seeking a project, this is an ideal opportunity to create a contemporary home while retaining the timeless elegance of its Victorian heritage.



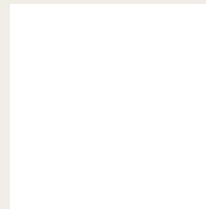


LOCATION

Transport links are one of College Road's strongest assets. Kensal Rise Overground and Kensal Green Station (Bakerloo Line and Overground) are both within walking distance, connecting residents easily to central London and beyond. The nearby Queen's Park offers a peaceful retreat with wide green spaces, a café, and a children's playground perfect for weekends with family or friends.

The area is also highly attractive to families, thanks to its excellent educational options. Well-regarded local schools include Ark Franklin Primary Academy, Princess Frederica C of E Primary, and College Green Nursery, all praised for their quality of teaching and community involvement. With its combination of character, connectivity, and great schools, College Road is a vibrant and welcoming location that continues to grow in popularity.

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



<https://www.winkworth.co.uk/sale/property/KQP240511>

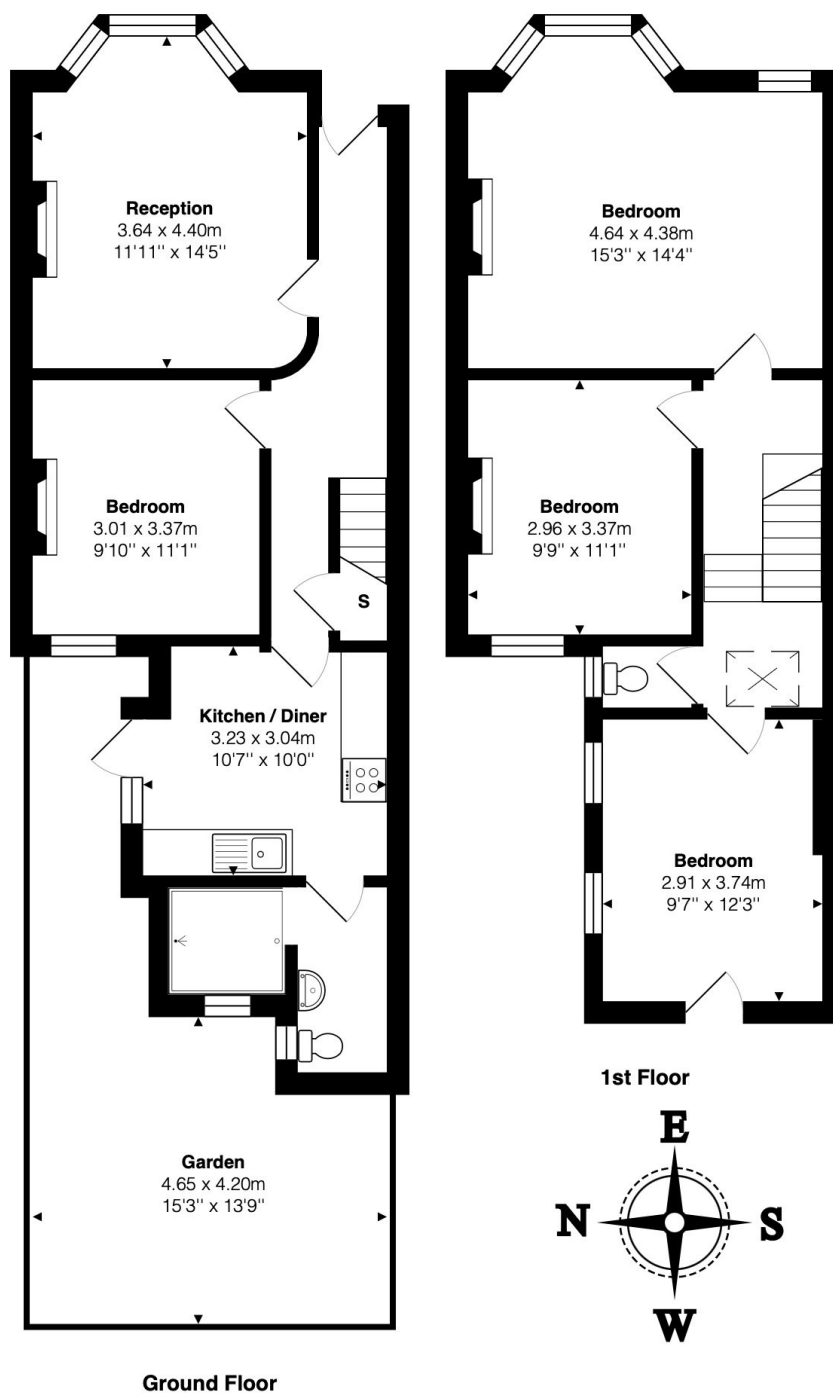
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: Ask Agent



Total Area: 99.6 m² ... 1072 ft² (excluding garden)

All measurements are approximate and for display purposes only

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