



College Road, NW10

£875,000 *Share of Freehold*



A truly unique three bedroom maisonette on this amazing corner plot right in the heart of Kensal Rise on College Road.

KEY FEATURES

- 906 SQ.FT
- HUGE CORNER PLOT
- FANTASTIC GARDEN
- OFF STREET PARKING
- GREAT LOCATION
- CLOSE TO AMENITIES AND TRANSPORT



Kensal Rise & Queens Park

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DESCRIPTION

Occupying an enviable position on a substantial corner plot, this exceptional three-bedroom maisonette offers a rare blend of space, light, and privacy. With its own entrance and a beautifully maintained garden, this home presents a truly unique opportunity in one of the area's most desirable locations.

Bright and airy throughout, the property benefits from windows on all sides, creating a wonderfully light-filled atmosphere in every room. The well-balanced layout includes generously sized bedrooms and versatile living space, all enhanced by the surrounding greenery, garden views and views to the south along College Road itself.

Further adding to its appeal, the property is offered with a Share of the Freehold, providing long-term security and flexibility for the new owners. There is also excellent potential for further extension (subject

to necessary permissions), which could add both significant value and additional space to this already impressive home.

College Road has become a standout destination offering a unique blend of community spirit, urban convenience, and local charm.

Running through the heart of Kensal Rise and Kensal Green, the road is lined with independent cafés, eateries, and shops that give the area its distinctive character. Local favourites include The Island Gastro Pub, a lively spot for relaxed dining and weekend drinks, and OneOneSix Wine Bar, known for its curated wine list and modern interior. For daytime outings, Morty & Bob's Café serves up some of the best coffee and brunch in the area, while Kensal Store offers fresh baked goods, deli treats, and thoughtfully chosen homewares all with a neighbourhood feel. L'Angolo's Deli has also been a local favourite for many years.





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



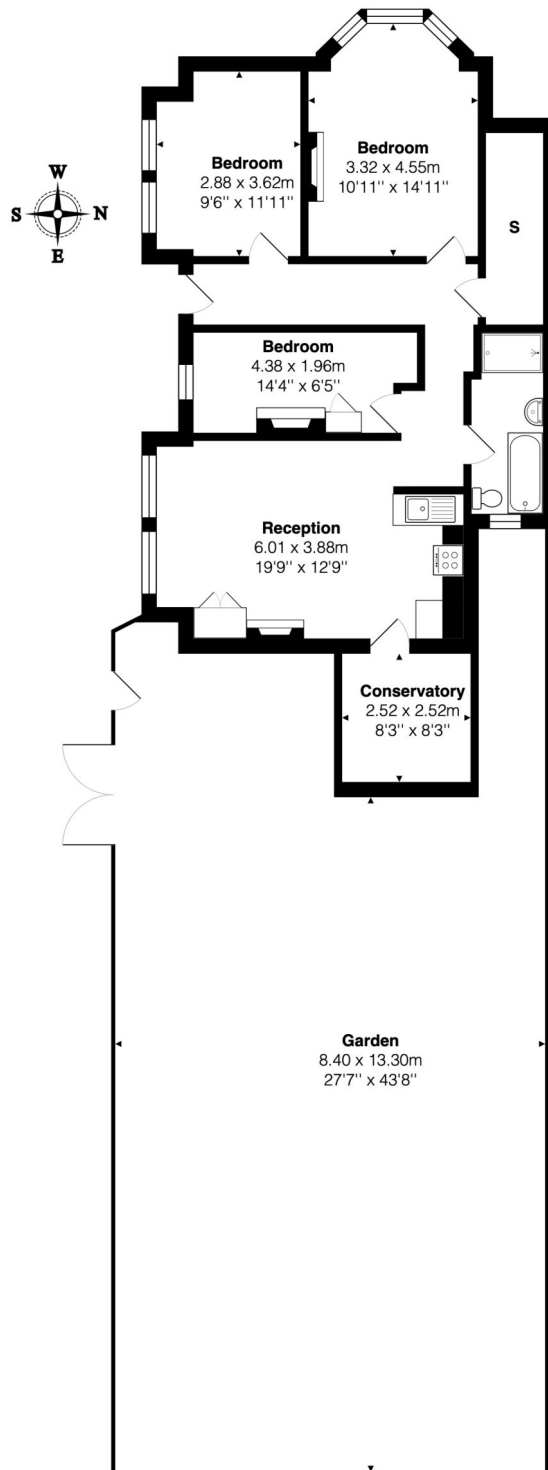
<https://www.winkworth.co.uk/sale/property/KQP250216>

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: D
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 84.2 m² ... 906 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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