



Kempe Road, NW6

£2,250,000 *Freehold*



A stunning end-of-terrace Victorian family home, offering four generous double bedrooms, set within the highly sought-after Queen's Park Conservation Area. This beautifully maintained period property combines timeless character with spacious living, making it an ideal home for families.

KEY FEATURES

- FULLY EXTENDED
- FOUR DOUBLE ROOMS
- CLOSE TO ARK FRANKLIN SCHOOL
- LUXURY MASTER BEDROOM SUITE
- LOFT EXTENSION WITH EN-SUITE
- QUEEN'S PARK CONSERVATION AREA



Kensal Rise & Queens Park

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DESCRIPTION

During the renovation of this remarkable home, only the original front façade and flank walls on the ground and first floors were retained. Everything else has been newly built, including the entire top floor, which now features a beautiful guest bedroom with en suite shower and a cleverly designed work from home space.

On the first floor, the rear hosts a stunning principal suite with vaulted ceilings and a luxury en suite, discreetly hidden behind floor to ceiling fitted wardrobes. Two further double bedrooms are also located on this level, along with a stylish family bathroom to the front, bringing the total to four double bedrooms.

The ground floor was completely transformed: all joists were removed, the floor was lowered, and a concrete pad with underfloor heating was installed throughout. The layout has been opened up to

create a fantastic sense of flow, while Crittall doors cleverly section off the front reception room, complete with a marble fireplace and wood burning stove.

The side extension, uniquely carried out in collaboration with the neighbouring property, has allowed for full height extensions, an exceptionally rare feature that enhances the home's individuality.

Additional highlights include a utility room, downstairs WC, side door access to a useful storage area, and a beautifully landscaped rear garden.





LOCATION

Kempe Road is a superb location, with Queen's Park itself just 200m from the house. Residents enjoy easy access to the vibrant amenities of both Salisbury Road and Chamberlayne Road, each offering a wealth of eateries, pubs, cafés and shops.

Transport links are excellent: Queen's Park Station (Bakerloo Line, Overground and links to National Rail) and Kensal Rise Overground are both within easy reach, providing direct connections eastbound to Hampstead Heath or westbound to Westfield and Clapham Junction.

The property also falls within the catchment area for the highly regarded Ark Franklin Primary School, situated just at the other end of the street.

All in all, Kempe Road offers one of the very best locations from which to enjoy everything that Queen's 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/KQP230228>

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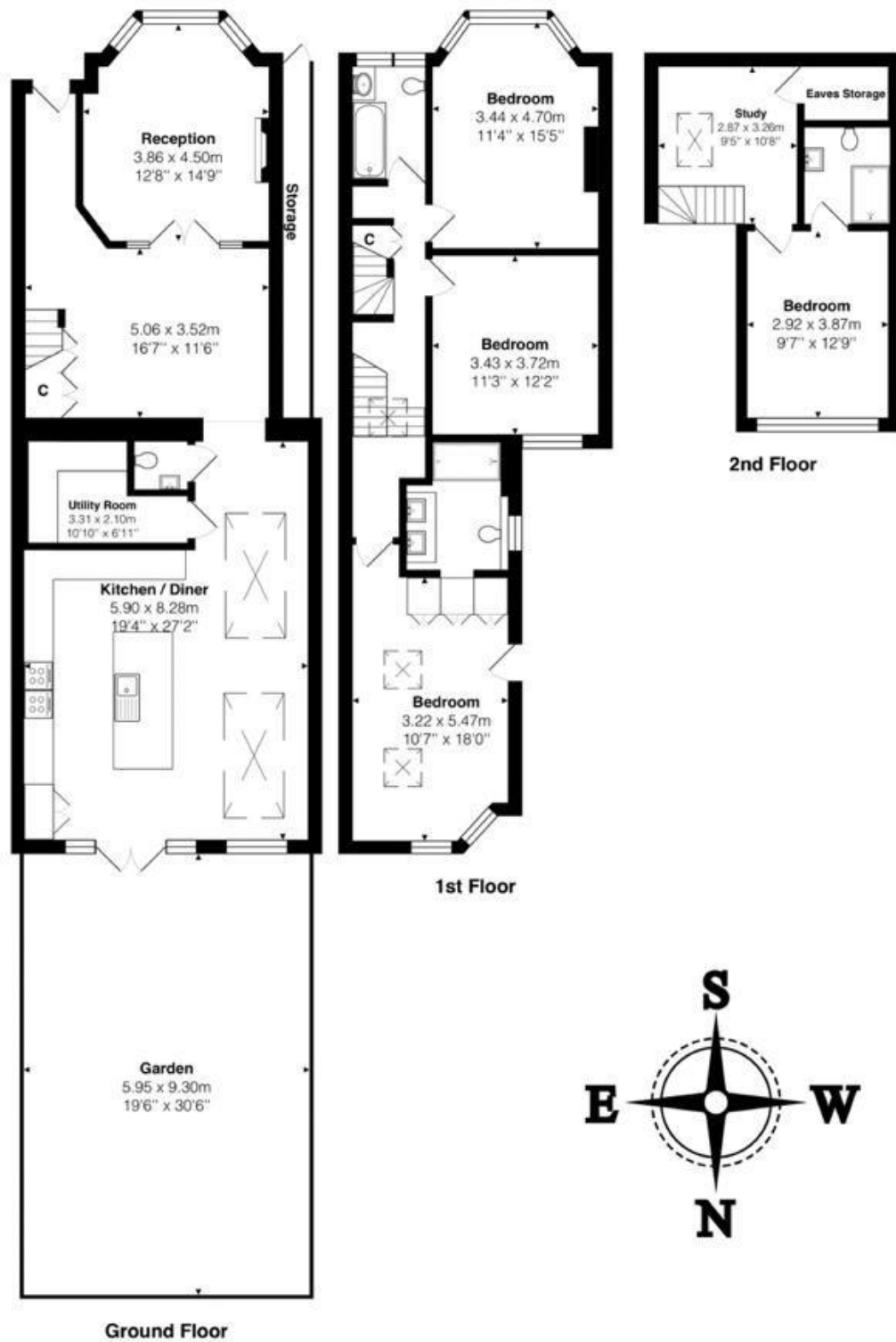
MATERIAL INFO

Tenure: Freehold

Council Tax Band: F

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 203.9 m² ... 2195 ft² (Including eaves storage. Excluding garden, storage)
 All measurements are approximate and for display purposes only

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