



Leigh Gardens, Kensal Rise, NW10

£1,400,000 *Freehold*

3  2  1 

A great opportunity to purchase and add your own stamp to this three bedroom semi-detached family home, with garage and huge amounts of potential to extend (STPP).

KEY FEATURES

- THREE BEDROOM
- SEMI-DETACHED
- POTENTIAL TO EXTEND
- NO UPPER CHAIN
- OFF STREET PARKING
- CLOSE TO TRANSPORT LINKS AND AMENITIES
- 65 FT REAR GARDEN



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

The property is currently the original layout, comprising of three generous sized bedrooms on the first floor with a family bathroom and wider than usual landing. On the ground floor, there is a front formal reception room, separate dining room, and kitchen. Further benefits include a 65 ft rear garden and off street parking/driveway.

As the property has a garage to the side, the plot is therefore wider as a result. Most buyers will look to renovate, as well as extend by doing a double-storey side extension, convert the loft space, as well as extend into

the ground floor rear (STPP). This will maximise the space and of course add significant value to this property.

Having seen the results of these works on neighbouring properties and in the immediate area, this type of property and opportunity is certainly sought after.

Viewing comes highly recommended.





LOCATION

Leigh Gardens is ideally situated for the amenities of Chamberlayne Road and College Road. These include Kensal Rise Overground, the other branch of the London Overground and Underground at Kensal Green and the shops, restaurants and schools on both streets.

This is prime location in Kensal Rise and furthermore if it is green space you are interested in, Queens Park and Roundwood Park are only a short walk away. It's very likely from this location that you will be in the catchment area for either Princess Frederica's School or Ark Franklin School just off Chamberlayne Road.

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



<https://www.winkworth.co.uk/sale/property/KQP150295>

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.

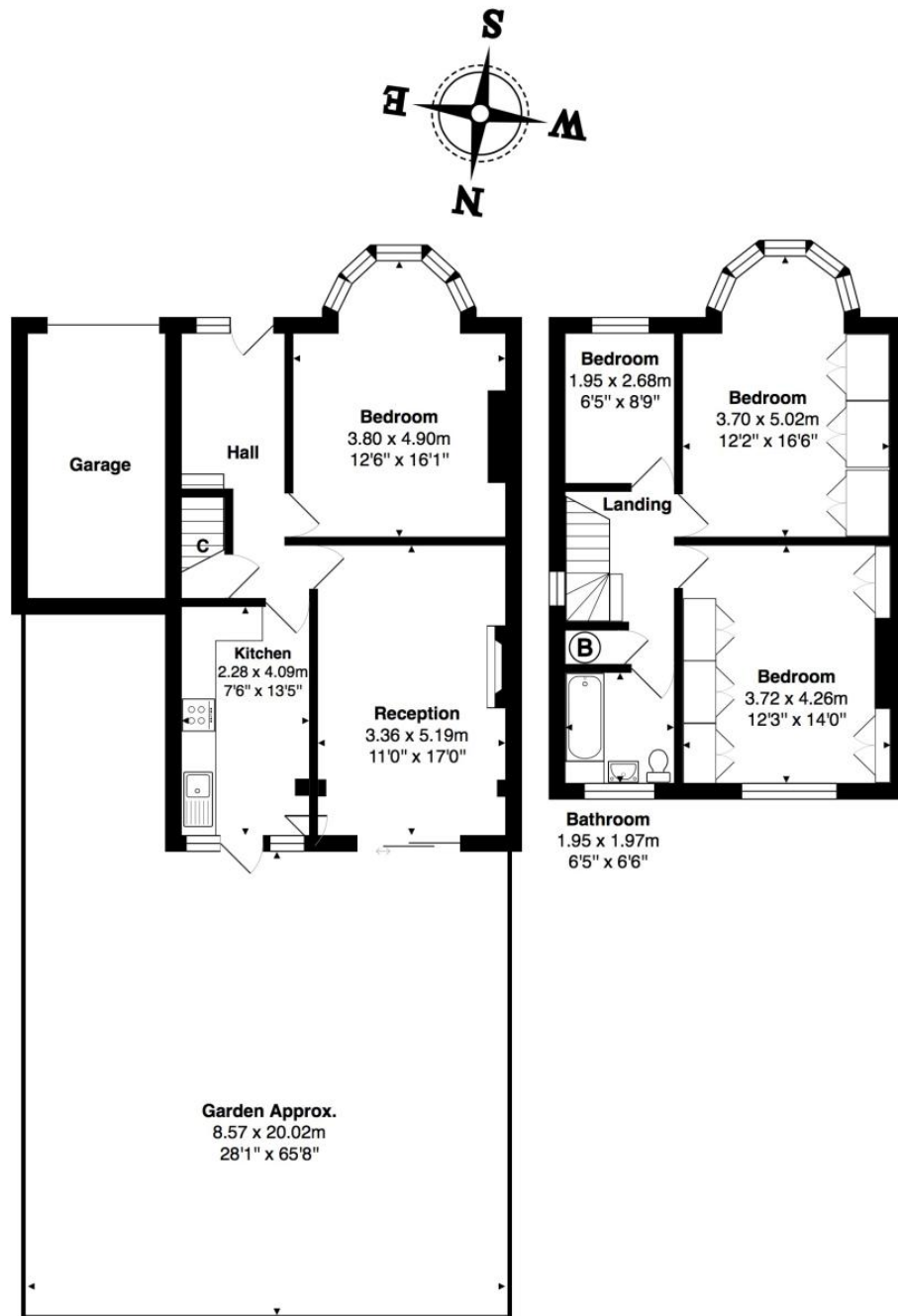
MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 116.2 m² ... 1251 ft² (excluding garden approx.)

All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.