



## Leighton Gardens, London, NW10

£1,150,000 *Leasehold*

A superb 1,613 sq. ft. luxury, design-led apartment set in an outstanding location close to Chamberlayne Road and Queen's Park, offering exceptional living space finished to an impeccable standard.



### KEY FEATURES

- STUNNING DUPLEX APPARTMENT
- 1613 SQ.FT
- THREE BEDROOMS
- DESIGN-LED REFURBISHMENT
- DOUBLE FRONTED HOUSE
- GREAT LOCATION



## Kensal Rise & Queens Park

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## DESCRIPTION

This beautifully curated home has undergone a full back-to-brick renovation and substantial loft conversion, creating a striking two-level layout with three genuine double bedrooms and generous proportions throughout.

The property combines contemporary architecture with a refined Scandinavian design aesthetic, delivering a bright, calm, and highly functional living environment.

The luxury principal bedroom benefits from a stylish en-suite bathroom, while the impressive family bathroom offers a large bath and separate walk-in shower, both finished with premium fittings and elegant detailing.

The remaining two double bedrooms are equally well-proportioned, making the layout ideal for families, professionals, or those requiring flexible home working space.

The property further benefits from a long 111 year underlying lease and is ideally positioned close to excellent transport links and a wide range of local amenities.





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## LOCATION

Leighton Gardens is a highly sought after street in Kensal Rise, perfectly positioned to enjoy the amenities of both Chamberlayne and College Roads, excellent transport links, and nearby green spaces. Chamberlayne Road offers a vibrant mix of independent shops, cafés, and restaurants, including The Chamberlayne Pub, Lexi Cinema, and Gail's Bakery, creating a lively yet community focused atmosphere.

Transport connections are excellent, with Kensal Rise Overground, Kensal Green station (Bakerloo Line and Overground), and Queen's Park station (Bakerloo Line and Overground) providing fast, convenient links across London.

For outdoor leisure, the street is ideally located between Queen's Park to the east, with its playgrounds, café, tennis courts, and farmers' market, and Roundwood and King Edward VII Parks to the west, offering additional green space and recreational facilities. The area is well served by schools, with Ark Franklin Primary Academy nearby and a range of private options, the nearest being Maida Vale School.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 111 year and 11 months

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** D

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<https://www.winkworth.co.uk/sale/property/KQP250552>

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.



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1613 SQ FT / 150 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1519 SQ FT / 141 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation

Leighton Gdns

date 14/01/26

**photoplans**

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