



Palermo Road, London, NW10

£1,100,000 *Freehold*

5 2 1

Winkworth are delighted to bring to market this five bedroom, fully extended family home, finished to an excellent standard with a south facing garden.

KEY FEATURES

- FULLY EXTENDED
- SOUTH FACING GARDEN
- GARDEN STUDIO
- FIVE BEDROOMS
- 1700 SQ.FT
- NO UPPER CHAIN



Kensal Rise & Queens Park

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DESCRIPTION

This exceptional five-bedroom home is one of the finest properties currently on the market in Kensal Green, offering spacious and stylish accommodation spread over three floors perfect for modern family living.

The loft has been converted to create two additional bedrooms, ideal for children or flexible use such as a home office or guest rooms. On the first floor, you'll find three well-proportioned bedrooms and a contemporary family bathroom, fitted with a sleek three-piece suite and discreet niche storage hidden behind a mirrored cabinet.

The ground floor features a charming front reception room

with a working fireplace, creating a warm, country house feel, perfect for relaxing evenings. To the rear, the property has been extended to form a stunning open-plan kitchen and dining space. The high-quality kitchen includes a central island and flows seamlessly through bi-fold doors onto the south-facing garden.

The garden itself is a real highlight, enjoying sun throughout the day. A raised decking area directly outside the kitchen offers an elevated spot for entertaining or enjoying a morning coffee. At the end of the garden, a separate studio provides fantastic versatility, ideal as a gym, home office, summer house, or simply for additional storage.





LOCATION

Palermo Road enjoys a fantastic location just west of All Souls Avenue, offering excellent access to transport links at both Kensal Green and Willesden Junction (Bakerloo Line & Overground), making travel into Central London quick and convenient.

The neighbourhood is well served by the vibrant mix of shops, cafés, and restaurants along College Road and Chamberlayne Road. On College Road you'll find popular local spots such as The Island Pub, known for its welcoming atmosphere and great food, Morty & Bob's Café, perfect for brunch or coffee with friends, and the much-loved Kensal Store, a go-to for artisan groceries and everyday essentials.

For families, Princess Frederica C of E Primary School has an excellent reputation and is within easy reach, while green spaces abound in the area. King Edward VII Park and Roundwood Park offer wide open lawns, sports facilities, and children's play areas, and the ever-popular Queen's Park is just a short distance away, ideal for weekend strolls, farmers' markets, or simply relaxing outdoors.

MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: D

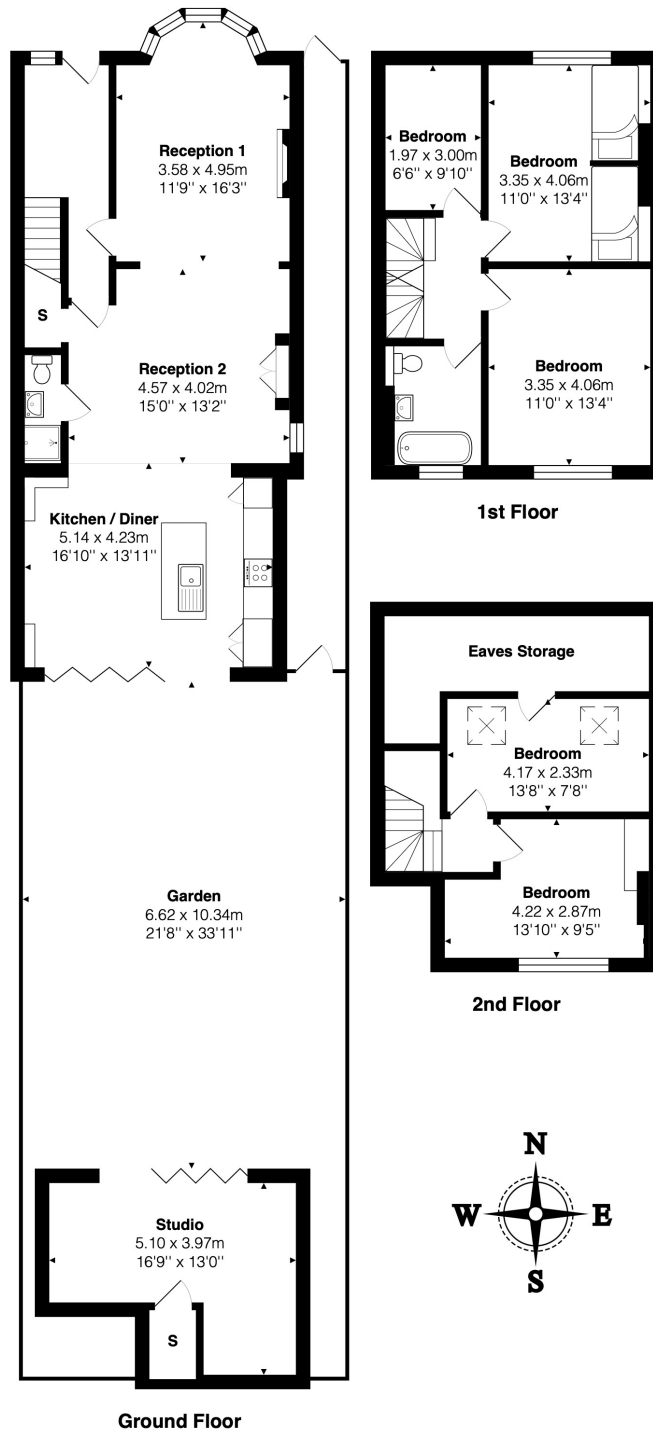
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 156.9 m² ... 1688 ft² (excluding eaves storage, garden)
All measurements are approximate and for display purposes only

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