



Gowan Road, London, NW10

£669,000 *Freehold*

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Beautifully presented two bedroom freehold home, centrally located for access to an array of amenities and transport links.

#### KEY FEATURES

- Freehold tenure
- Excellent overall condition
- Principal bedroom with walk-in wardrobe & en-suite
- Further loft conversion potential (STPP)
- No upper chain
- Close to Jubilee Line and local amenities



Kensal Rise & Queens Park

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## DESCRIPTION

This lovely freehold family home is offered in excellent condition and benefits from a spacious ground floor extension, creating a superb open and versatile kitchen and dining area, ideal for modern family life and entertaining. The garden is accessible directly off the garden via French doors. The accommodation is well balanced, with a large reception room to the front of the property with feature fire place and bespoke storage to the alcoves. There is also a guest WC located off the hallway.

Upstairs, the impressive principal bedroom features a large walk-in wardrobe and stylish en-suite shower room, providing a touch of luxury and practicality. A second double bedroom and contemporary family bathroom complete the first floor accommodation.

There is further scope to extend into the loft space (subject planning permissions), as successfully undertaken by other homes along the street, offering further potential to create an additional bedroom and bathroom/en-suite if desired.







## LOCATION

Gowan Road is a quiet, leafy residential street, which is served well for its proximity to the array of amenities along Willesden High Road. Transport connections to the Jubilee Line, and multiple bus routes are all within short walking distance.

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



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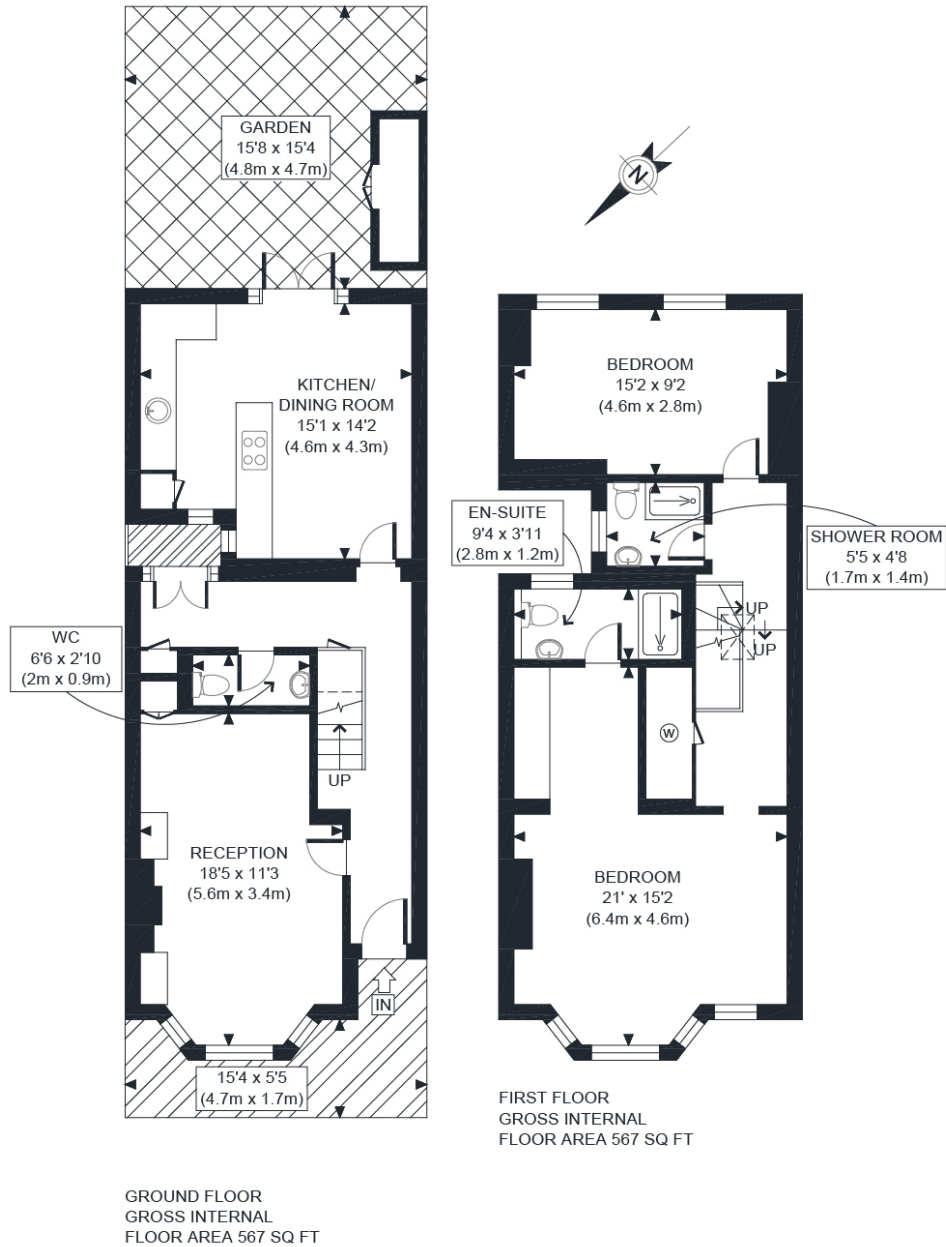
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** D

**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



<p><b>APPROX. GROSS INTERNAL FLOOR AREA 1134 SQ FT / 105 SQM</b></p> <p>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</p>	Gowan Road
	date 11/02/26
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