



Whitmore Gardens, NW10

£1,199,999 *Freehold*



A great opportunity to purchase and develop this characterful 1920's family home in this great location close to College and Chamberlayne Road.

KEY FEATURES

- DEVELOPMENT POTENTIAL
- NO UPPER CHAIN
- APPROX. 1300 SQ.FT
- 60FT GARDEN
- GREAT LOCATION
- CLOSE TO TRANSPORT AND AMENITIES



Kensal Rise & Queens Park

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DESCRIPTION

This 1920's period family home offers generous accommodation arranged over two floors, complemented by an exceptionally long rear garden and significant scope to extend, subject to the usual consents.

The ground floor currently comprises a wide entrance hall leading to an impressive double length reception/dining room with a bay window to the front, providing excellent entertaining and family living space.

To the rear is a separate kitchen with access to a ground floor WC, two useful storage rooms, and direct access out to the garden. The rear garden is a particular highlight, extending to approximately 59 ft and offering outstanding potential for a rear extension to create a large open-plan kitchen/dining/family space.

The first floor provides three bedrooms, including two generous double bedrooms with bay windows and a third bedroom ideal as a child's room or study, along with a family bathroom.

There is further scope to extend into the loft (subject to planning), allowing the creation of an additional bedroom and bathroom to form a four-bedroom, two-bathroom family home.

While the property would benefit from modernisation throughout, it represents an excellent opportunity to add value and tailor the layout to contemporary living requirements.

The existing footprint, combined with the depth of the garden and loft potential, makes this an ideal purchase for families or buyers seeking a long-term home with development upside.





LOCATION

Whitmore Gardens offers a fantastic location, with the vibrant amenities of College Road just steps away. Enjoy your morning coffee at L'Anglo's Deli, lunch at The Island Pub, or a quick shop at The Kensal Store.

Transport links are excellent, with the Bakerloo Line at Kensal Green and the London Overground at Kensal Rise both within easy reach, providing swift access to Central London and beyond.

For outdoor enthusiasts, the green expanses of Queen's Park are less than a quarter mile away, perfect for family strolls or picnics. Families will also appreciate the proximity to College Green Nursery and the potential catchment area for highly regarded schools like Ark Franklin and Princess Frederica's.

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



<https://www.winkworth.co.uk/sale/property/KQP250352>

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.

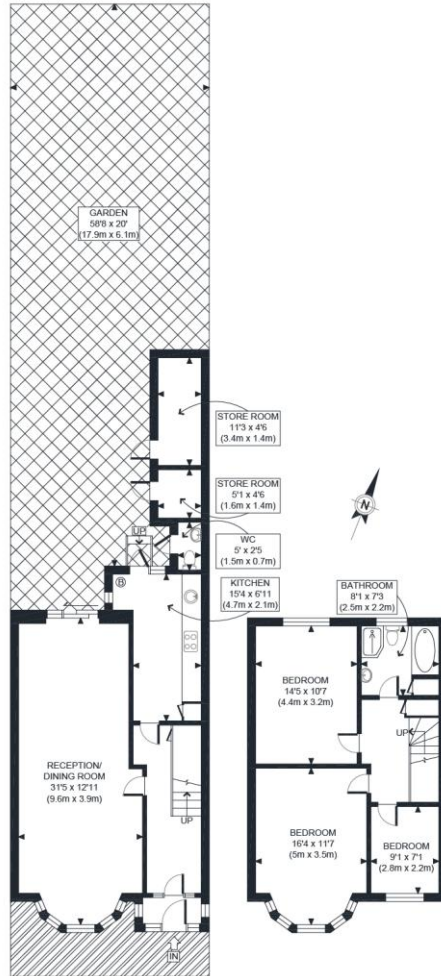
MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 719 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 555 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1274 SQ FT / 119 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.	
Whitmore Gdns	date 2025/1/28
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