



Burrows Road, NW10

£1,850,000 *Freehold*



A stunning four bedroom family home on one of the most popular streets in the area.

KEY FEATURES

- FULLY EXTENDED
- PRIVATE GARDEN
- GREAT LOCATION
- RECENTLY RENOVATED
- NO UPPER CHAIN
- CLOSE TO TRANSPORT



Kensal Rise & Queens Park

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DESCRIPTION

This exquisite family residence offers approximately 1,900 sq. ft. of beautifully finished internal living space, thoughtfully extended to include a full side return with stylish bi-folding doors and a loft conversion featuring a spacious bedroom with an en-suite shower room.

Immaculately presented throughout, no expense has been spared in the design and finish of this home. The entire ground floor boasts underfloor heating and has been cleverly reconfigured to create a seamless, circular flow, ideal for both family living and entertaining.

The open-plan layout allows effortless movement from the kitchen/diner through to the double-aspect reception room, with direct access to a well-planned utility area and cloakroom.

The property also benefits greatly for a private garden to the rear.

Equidistant from both Kensal Green station (Bakerloo Line and London Overground) and Kensal Rise Overground, it provides quick and easy access to Euston, The City, Hampstead Heath, and Queen's Park, making it ideal for commuters and locals alike.





LOCATION

Just around the corner, you'll find a fantastic selection of independent shops, cafés, and restaurants along Chamberlayne Road and College Road. Locals love The Island and The Chamberlayne pubs for their welcoming atmosphere and great food, while Morty & Bob's on College Road is a favourite for relaxed brunches and excellent coffee. Queen's Park is also less than a 15 minute walk from Burrows Road, offering 30 acres of beautifully maintained green space, tennis courts, a children's playground, café, and even a small petting zoo.

It's a true oasis for families, dog walkers, joggers, and anyone who enjoys spending time outdoors. For entertainment, The Lexi Cinema, a charming independent picture house and social enterprise, is only a short stroll away, offering a curated selection of films in a unique, community-focused setting. Families will also appreciate that the property is within the catchment area for Princess Frederica C of E Primary School, one of the most highly regarded schools in the neighbourhood.

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



<https://www.winkworth.co.uk/sale/property/KQP250372>

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.

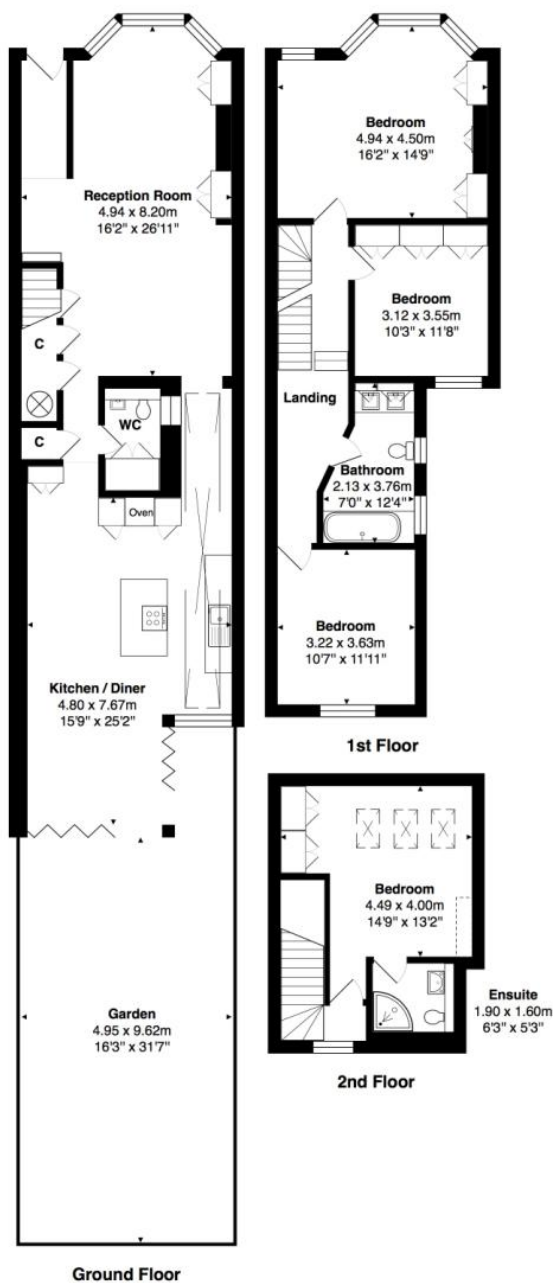
MATERIAL INFO

Tenure: Freehold

Council Tax Band: F

EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 173.0 m² ... 1862 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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