



## Phillimore Gardens, NW10

£1,499,950 *Freehold*



An impressive and substantial four-bedroom family home with garage, workshop and generous garden

### KEY FEATURES

- FOUR BEDROOMS
- 1617 SQ.FT
- SEMI-DETACHED
- PRIVATE GARDEN
- OFF STREET PARKING
- POTENTIAL TO EXTEND (STC)



**Kensal Rise & Queens Park**

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## DESCRIPTION

Situated on a sought-after residential street, this attractive period property offers spacious, well-proportioned accommodation arranged over two floors, combining classic character with excellent scope for modernisation and extension (subject to the usual consents).

The ground floor is centred around a welcoming entrance hall which leads through to a generous front reception room featuring a wide bay window, high ceilings and an abundance of natural light. To the rear is a formal dining room, ideal for entertaining, with views over the garden and direct access to the kitchen. The kitchen itself is well laid out and provides access to a convenient ground floor WC.

Upstairs, the first floor offers four well-sized bedrooms, including a large principal bedroom with a bay window, alongside a family bathroom.

The layout is ideal for families, with excellent flexibility for home working or guest accommodation.

Externally, the property benefits from a substantial rear garden, offering excellent privacy and space for outdoor dining, play or landscaping. To the rear of the plot is a detached garage and separate store/workshop, providing valuable additional storage, hobby space or potential for alternative uses. To the front, the property enjoys a traditional frontage that complements the character of the street.

The house offers approximately 1,949 sq. ft of internal space including garage/workshop, or 1,671 sq. ft excluding, making it a sizeable home by any standard. Well located for local amenities, schools and transport links, this is a rare opportunity to acquire a substantial family home with strong potential in a popular and established neighbourhood.





## LOCATION

Many people are unaware of just how much these attractive streets just off Chamberlayne Road have to offer. The area benefits from excellent transport connections, with both Kensal Rise and Kensal Green stations approximately a quarter of a mile away, providing swift access across London.

Day-to-day amenities are particularly strong, with the popular cafés, delis, and independent businesses of Chamberlayne Road and College Road close at hand. Local favourites include L'Anglo's Deli, well regarded for its Italian produce and takeaway options, Morty & Bob's Café, known for its relaxed atmosphere and brunch offering, and The Island Pub, a long-established neighbourhood pub with a welcoming community feel.

The location is also well suited to families, with several highly regarded schools nearby, including Princess Frederica CofE Primary School and Ark Franklin Primary Academy. For younger children, College Green Nursery is especially popular with parents of pre-school children and is conveniently located within the neighbourhood.

## MATERIAL INFO

**Tenure:** Freehold

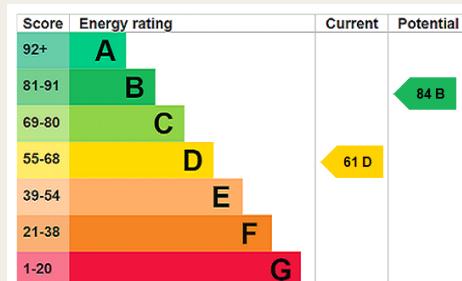
**Council Tax Band:** G

**EPC rating:** D

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