



Earlsmead Road, Kensal Rise, NW10

£825,000 *Freehold*

3  2  1 

A completely unmodernised home with huge amounts of potential, ideally situated on in one of the most popular pockets in the area.

KEY FEATURES

- REQUIRING COMPLETE MODERNISATION
- POTENTIAL TO EXTEND (STPP)
- FREEHOLD
- NO UPPER-CHAIN
- SHORT WALK TO BAKERLOO & OVERGROUND STATIONS
- CLOSE TO AMENITIES OF COLLEGE ROAD



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DESCRIPTION

Winkworth are pleased to bring to market this completely unmodernised three-bedroom Victorian mid-terrace family home presenting a rare opportunity to create a truly bespoke residence.

Offering generous proportions and classic period charm, the ground floor of the property boasts a through reception and dining room, separate kitchen which provides access on to a private garden. The first floor offers three double bedrooms, and spacious bathroom – enough for a three-piece family suite.

With its solid bones and features, this home offers exciting potential for transformation. Subject to the necessary permissions, it could be developed into a stunning four/five bedroom, two-bathroom family home complete with a luxury principle suite, side return extension, and double loft conversion.

Perfect for those seeking a project, this is an ideal opportunity to create a contemporary home while retaining the timeless elegance of its Victorian heritage.



LOCATION

Transport links are one of College Road's strongest assets. Kensal Rise Overground and Kensal Green Station (Bakerloo Line and Overground) are both within walking distance, connecting residents easily to central London and beyond. The nearby Queen's Park offers a peaceful retreat with wide green spaces, café, and a children's playground. Perfect for weekends with family or friends.

The area is also highly attractive to families, thanks to its excellent educational options. Well-regarded local schools include Ark Franklin Primary Academy, Princess Frederica C of E Primary, and College Green Nursery, all praised for their quality of teaching and community involvement. With its combination of character, connectivity, and great schools, College Road is a vibrant and welcoming location that continues to grow in popularity.

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



<https://www.winkworth.co.uk/sale/property/KQP240372>

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

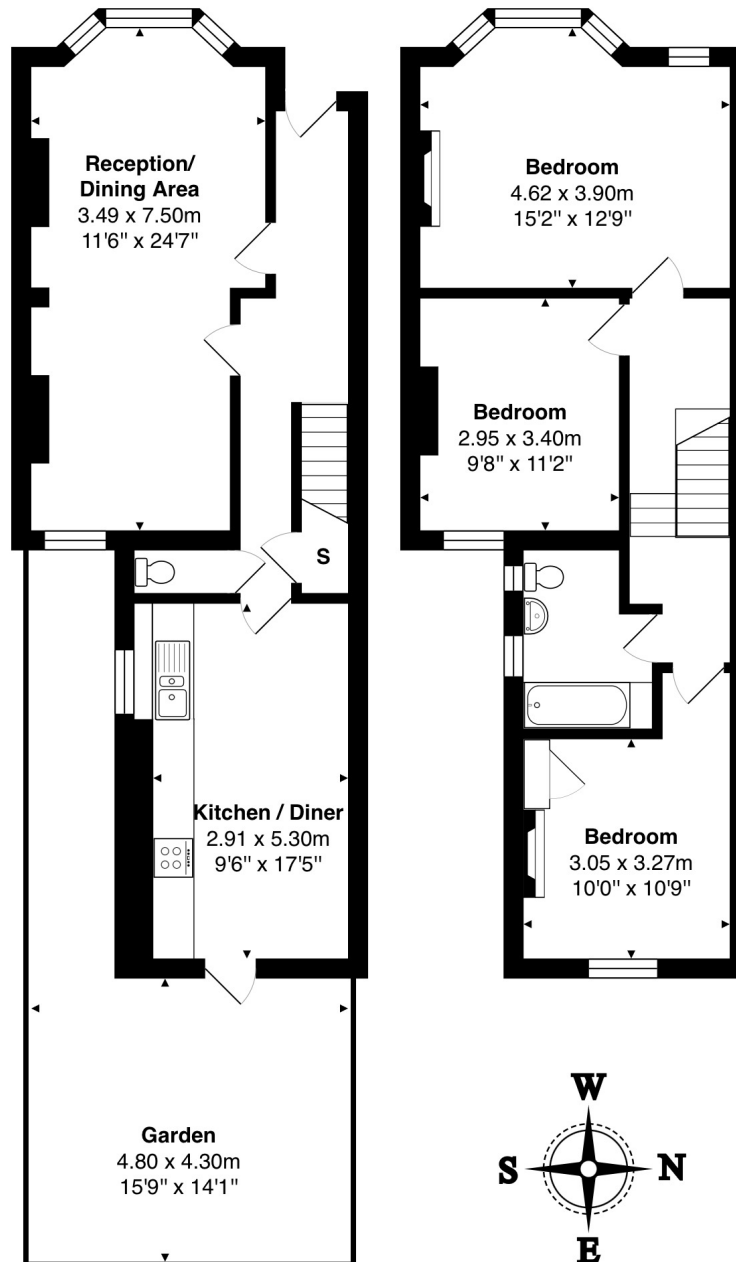
Tenure: Freehold

Council Tax Band: D

EPC rating: To be confirmed

Winkworth

for every step...



Total Area: 105.2 m² ... 1132 ft² (excluding garden)

All measurements are approximate and for display purposes only

Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.