



COLLEGE ROAD, LONDON, NW10  
**£1,250,000 FREEHOLD**

**A LOVELY FULLY EXTENDED FOUR BEDROOM FAMILY HOME IDEALLY LOCATED ON COLLEGE ROAD IN KENSAL GREEN.**

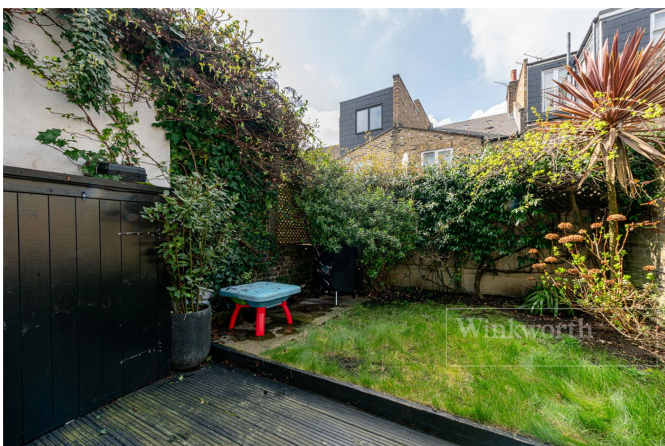
Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)





## LOCATION:

College Road has to be one of the most ideal locations due to the fact that at one end of the street there is the London Underground station at Kensal Green less than 2 minutes' walk away (which has London Overground links to Euston as well) and at the other end of the street there is an array of artisan shops, restaurants (including L'Angolo Deli), Morty and Bob's eatery and The Island Pub. It's also in the catchment area for Princess Frederica's School, which is the number one choice in the area. If it's green spaces you require then most locals will head over to Queens Park itself which is around 1/2 mile from the front door.



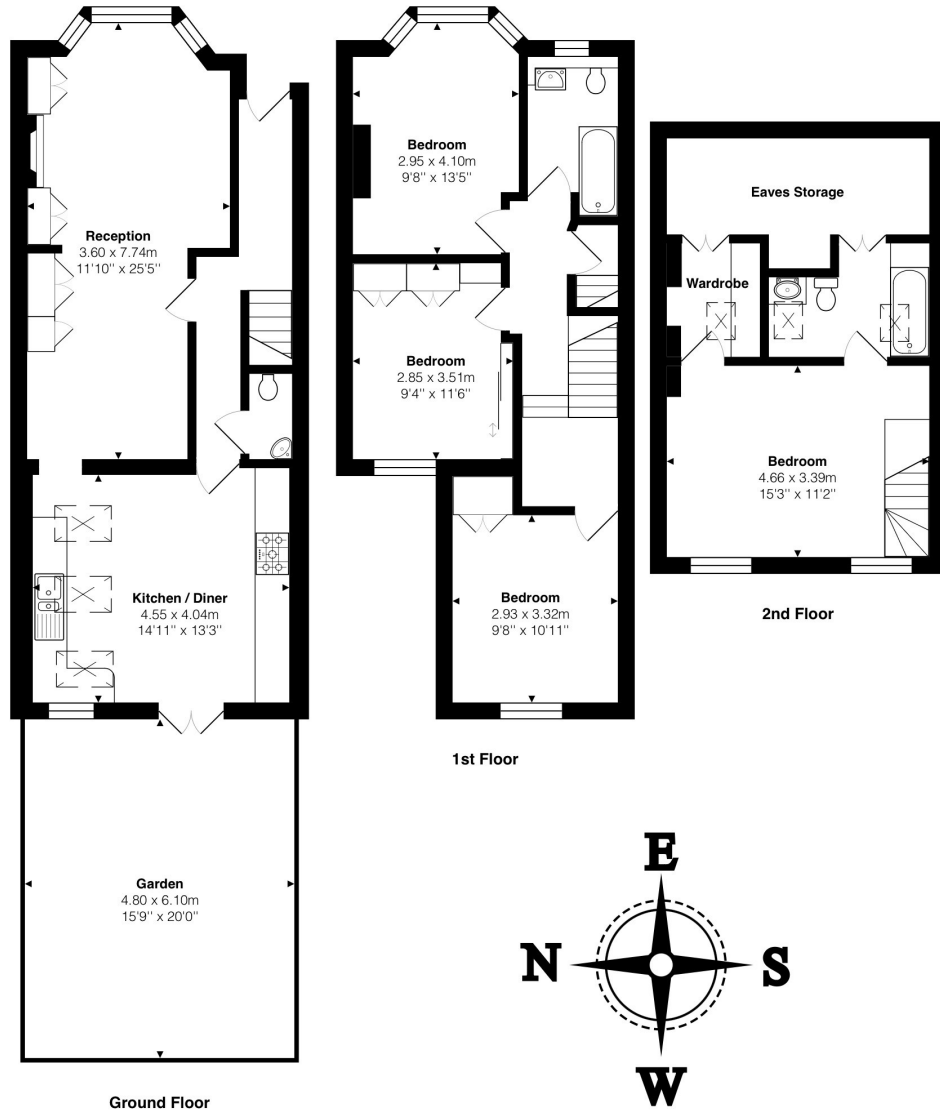
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**DESCRIPTION:**

This fantastic family home has accommodation spread over three floors including a very large loft conversion that houses a master bedroom with walk in wardrobe and an en-suite bathroom. On the first floor buyers will find three further double bedrooms all serviced by a contemporary family bathroom towards the front of the building. Downstairs on the ground floor the property has been extended into the side return creating a fantastic eat in kitchen / diner which leads to a private garden at the rear. There's also a large double aspect reception room (that was once two rooms) with a three part bay window and feature fireplace. The property is in excellent condition throughout and has been a much loved family home.





Total Area: 135.4 m<sup>2</sup> ... 1458 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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