



Kempe Road, NW6

£2,899,950 *Freehold*



A stunning four bedroom Victorian period family home right next to Queen's Park with a wider than average and very unique south facing garden.

KEY FEATURES

- FOUR DOUBLE BEDROOMS
- AMAZING WIDE PLOT
- UNIQUE SOUTH FACING GARDEN
- 2061 SQ.FT
- ADJACENT TO QUEEN'S PARK
- GREAT LOCATION



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

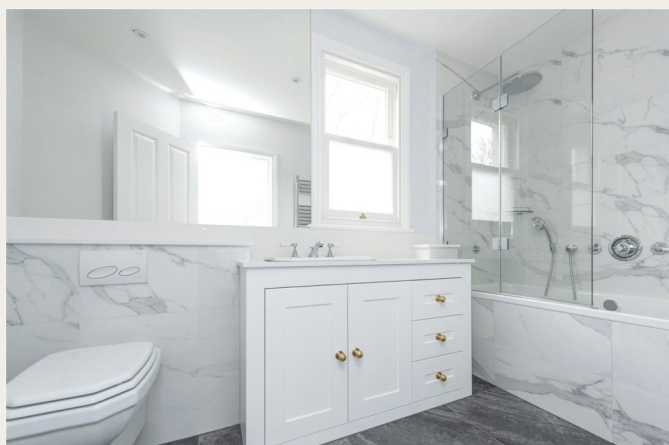
Rarely available and full of character, this beautifully presented four bedroom Victorian period home offers an abundance of space, light, and charm perfectly positioned just moments from the open green spaces of Queen's Park.

This elegant property showcases all the hallmarks of its era: high ceilings, original features, and large bay windows that flood the home with natural light. Thoughtfully updated throughout, it offers a perfect blend of period character and modern family living.

The standout feature is the truly unique, wider than average south facing garden, a private and sun soaked oasis that offers exceptional outdoor space for entertaining, gardening, or simply unwinding. Properties with gardens of this size and orientation in the area are incredibly rare, making this home a one-of-a-kind opportunity.

Inside, you'll find four generous bedrooms, multiple reception areas, and a stylishly appointed kitchen/dining space that opens seamlessly onto the garden perfect for both everyday family life and hosting guests.

Located in one of the most sought after streets near Queen's Park, you'll have easy access to excellent transport links, highly regarded local schools, and a fantastic mix of independent shops, cafés, and restaurants.





LOCATION

Additional features of this charming home include elegant hardwood flooring throughout, excellent built in storage, a separate utility room, and a characterful period façade that retains the property's original charm while offering all the benefits of contemporary living. Perfectly positioned just a short stroll from the wide green open spaces of Queen's Park, the property is also within easy reach of the vibrant amenities of Salusbury Road. Here, you'll find an excellent selection of independent shops, cafes, and restaurants, including local favourites such as The Salusbury Pub, known for its warm atmosphere and seasonal menu, and Bob's Café, popular for its relaxed all-day dining.

For more culinary options, the nearby Lonsdale Road offers a further range of eateries, bars, and boutique food spots, giving residents an abundance of choice right on their doorstep. Families will appreciate the proximity to highly regarded local schools including Ark Franklin Primary Academy and Salusbury Primary School, both within walking distance. Transport links are also superb, with Queen's Park Station (Bakerloo Line and Overground) providing direct access to Central London, while numerous bus routes serve the surrounding area.

MATERIAL INFO

Tenure: Freehold

Council Tax Band:

EPC rating: D

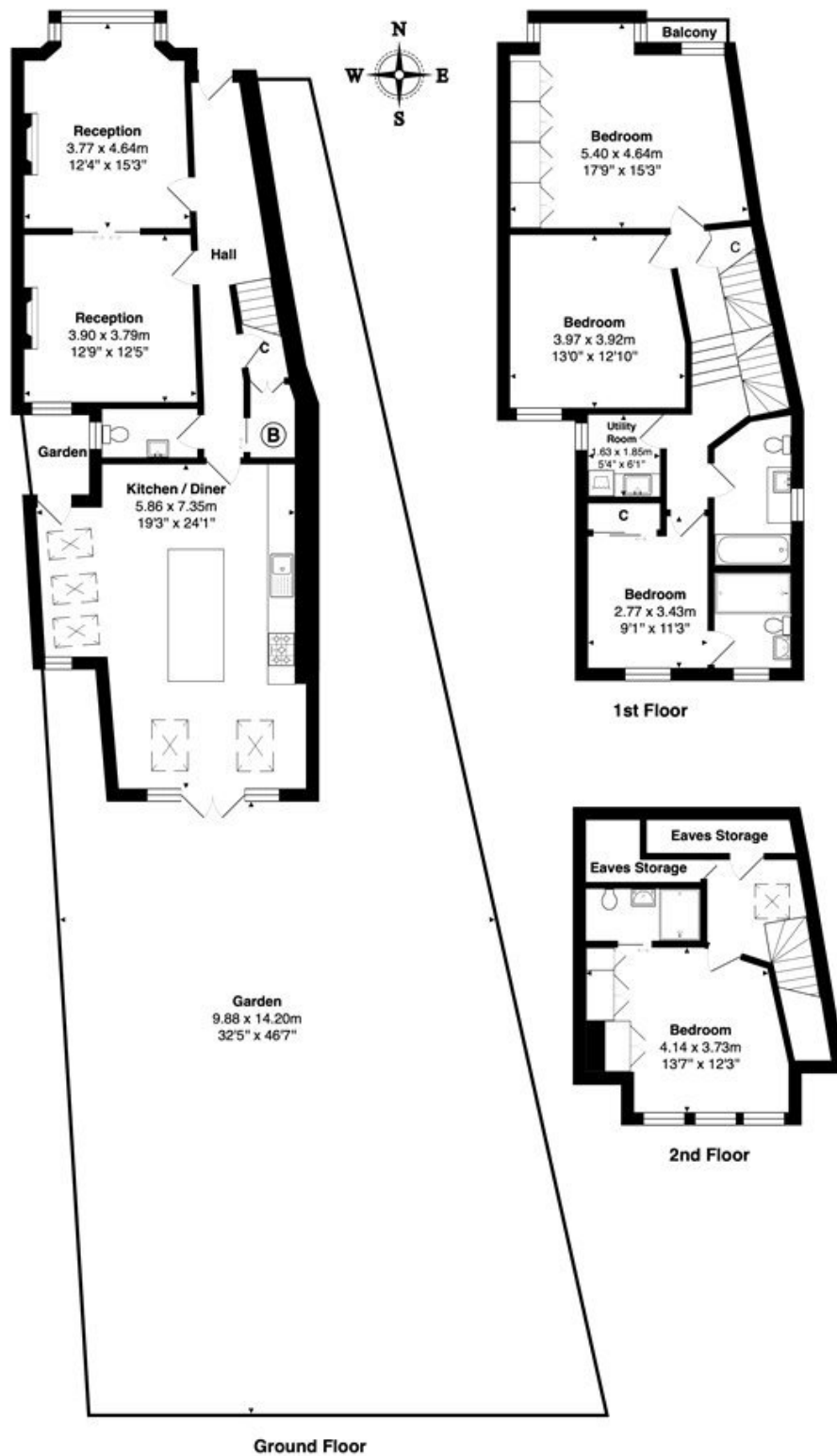
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP200137>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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.