



## College Road, NW10

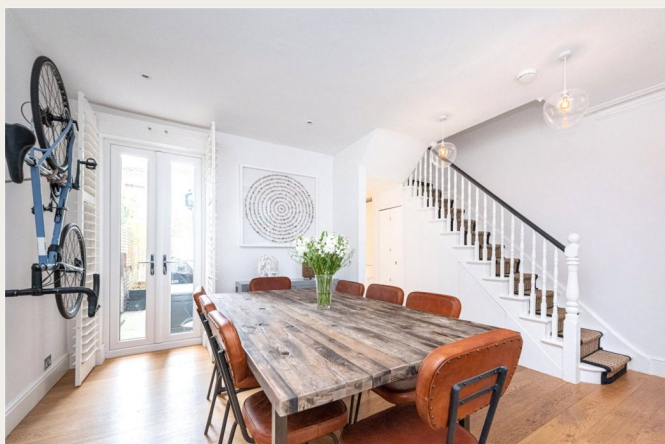
£1,199,950 *Freehold*

4  1  2 

Located on the sought after College Road, this spacious four bedroom family home offers stylish living in the heart of Kensal Green perfect for modern family life.

### KEY FEATURES

- FOUR BEDROOMS
- LOFT CONVERSION
- 1476 SQ.FT
- IDEAL LOCATION
- CLOSE TO TRANSPORT AND AMENITIES
- NO UPPER CHAIN



**Kensal Rise & Queens Park**

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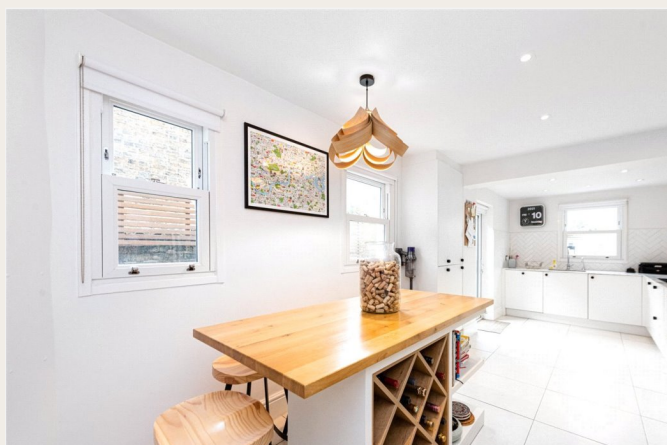




## DESCRIPTION

This beautifully presented four-bedroom Victorian home offers spacious accommodation across three floors, blending period charm with modern updates. The property features a stylish loft conversion with a generous double bedroom and en-suite shower room.

The first floor includes three well-proportioned bedrooms and a contemporary family bathroom. On the ground floor, the layout has been opened up to create a bright and airy reception space, leading to a sleek, modern fitted kitchen at the rear. French doors open onto a private west-facing garden perfect for relaxing or entertaining.







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, a 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



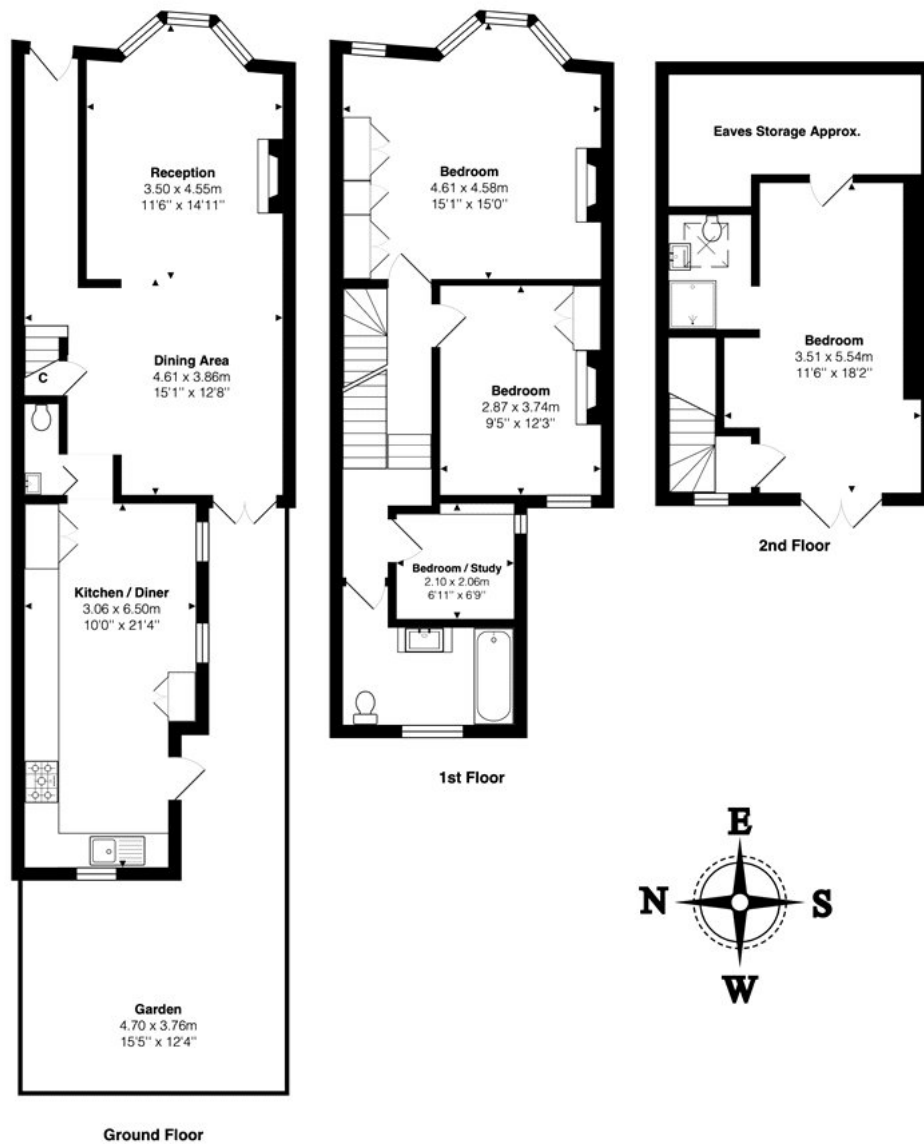
<https://www.winkworth.co.uk/sale/property/KQP250302>

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:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	70 C
39-54	E		
21-38	F		
1-20	G		



Total Area: 137.2 m<sup>2</sup> ... 1476 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only

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