



## Monson Road, NW10

£635,000 *Share of Freehold*



A superb three-bedroom first floor apartment with a share of the freehold and the loft space included in the sale ready for conversion.

### KEY FEATURES

- LOFT DEMISED
- SHARE OF FREEHOLD
- GREAT CONDITION
- 924 SQ. FT
- CLOSE TO AMENITIES
- ELMWOOD TENNIS CLUB



**Kensal Rise & Queens Park**

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## DESCRIPTION

This beautifully refurbished first floor apartment offers over 920 sq. ft. of internal living space and is offered with the loft demised and a share of the freehold, making it an excellent choice for both homeowners and developers alike.

At the front of the property, a generous reception room provides ample space for both dining and relaxation.

A wide hallway leads through the apartment, giving access to a spacious master bedroom, a modern family bathroom, and a separate utility room.

To the rear, you'll find a well-appointed kitchen and a second double bedroom, ideal for guests or as a home office. There is also a smaller third bedroom, currently used as a cot room, offering further flexibility for growing families or professionals working from home.

With an abundance of space and natural light throughout, this property also presents an exciting opportunity to add value. A potential loft conversion could create an additional bedroom, bathroom, and even a roof terrace, subject to the necessary planning permissions.

This is a fantastic home or investment opportunity in a sought-after and well-connected part of West London.







LOCATION

Monson Road is a quiet, tree-lined street nestled in the southwest of Kensal Green, offering a calm, residential setting with excellent transport connections. Residents enjoy easy access to Kensal Green Underground and Overground stations, as well as the Willesden Junction transport hub, making travel across London swift and convenient. For day-to-day needs or a relaxed coffee, the vibrant amenities of College Road are just a short stroll away, featuring local favourites such as L’Anglo’s Deli, Morty and Bob’s Café, and the popular Island Pub and Restaurant.

Nature lovers are well catered for with several green spaces nearby. Roundwood Park, with its ornamental gardens, café, and playgrounds, is ideal for family outings or peaceful walks, while King Edward VII Park offers open fields, tennis courts, and sports facilities, perfect for more active leisure. Families are also well supported by excellent local schools. Princess Frederica CE Primary School, a well-regarded state option, is just a short walk away. For those considering private education, Maple Walk School, an independent prep school known for its nurturing environment and academic standards, is also within easy reach.

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



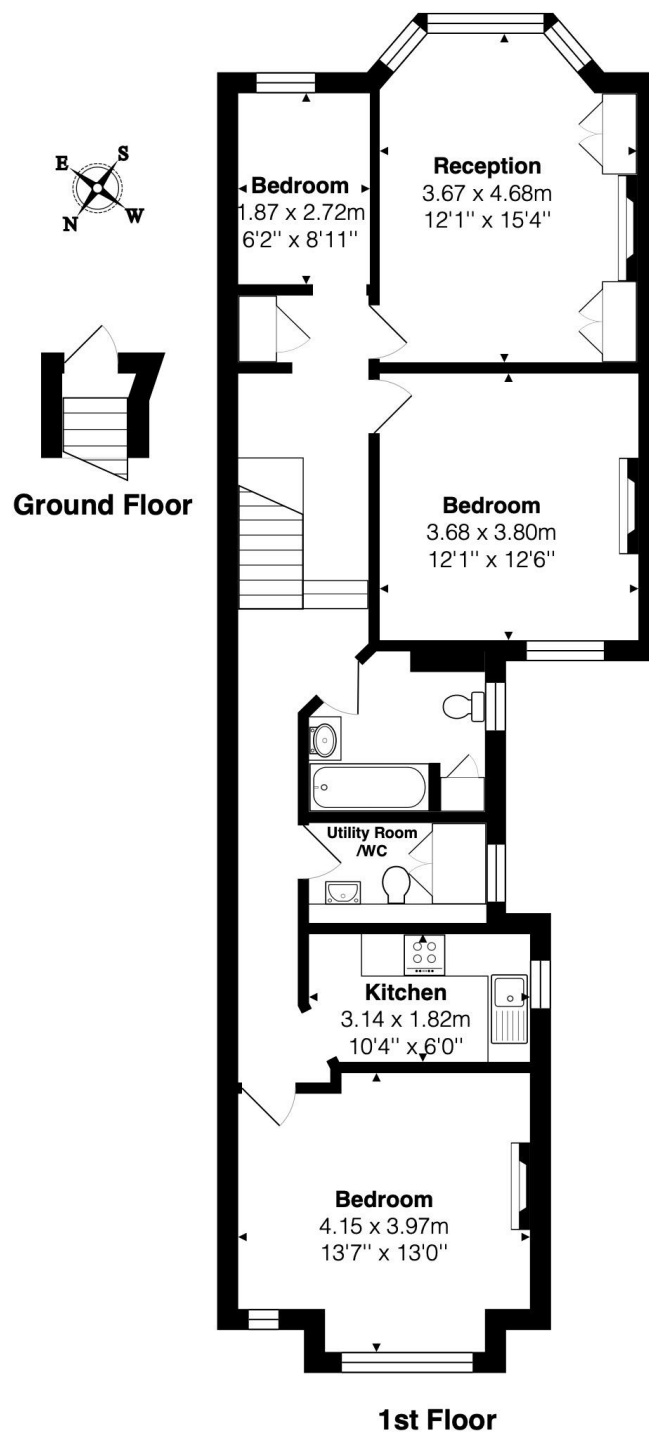
<https://www.winkworth.co.uk/sale/property/KQP160139>

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:** Share of Freehold  
**Council Tax Band:** E  
**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 85.8 m<sup>2</sup> ... 924 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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