



## Chelmsford Square, NW10

£2,150,000 *Freehold*

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This charming five bedroom semi-detached home offers exceptional family living on one of Kensal Rise's most desirable streets, Chelmsford Square.

### KEY FEATURES

- SEMI-DETACHED
- 2723 SQ.FT
- EXTENDED KITCHEN LIVING
- PRIVATE GARDEN
- OFF STREET PARKING
- SOUGHT-AFTER LOCATION



**Kensal Rise & Queens Park**

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## DESCRIPTION

This charming five bedroom semi detached home offers exceptional family living on one of Kensal Rise's most desirable streets, Chelmsford Square. Spanning an impressive 2,723 sq. ft, the property offers generous proportions and a flexible layout, ideal for modern family life and entertaining.

The heart of the home is a beautifully extended kitchen and living space, filled with natural light and designed for seamless everyday living. With ample space for dining and relaxation, this inviting room creates the perfect setting for both family time and hosting guests.

Externally, the property benefits from a private rear garden, providing a peaceful outdoor retreat for al fresco dining, play, or relaxation. Adding further appeal is off street parking, a highly sought after advantage in the local area.

Positioned around the picturesque Chelmsford Square, residents enjoy exclusive access to communal gardens and tennis courts, offering a wonderful outdoor extension to daily life, perfect for recreation, socialising, and enjoying green open space right on the doorstep.

Set within a highly sought after neighbourhood, the home sits moments from Kensal Rise's vibrant amenities, including excellent transport links, popular schools, green spaces, and a thriving selection of independent cafés, shops, and restaurants.

A rare and exciting opportunity to acquire a substantial family home that blends space, lifestyle, and location in one of NW10's premier settings.







## LOCATION

Chelmsford Square is one of the most sought-after locations in the area, prized for its generous properties, peaceful streets, and the unique tennis courts at the heart of the square. Most of the semi-detached houses are owner occupied, with very few flats, creating a strong sense of community and a neighbourly atmosphere. Residents benefit from an abundance of local amenities within easy reach. College Road offers a lively mix of shops, cafes, and restaurants, including the popular The Island Pub and Morty and Bob's Cafe, perfect for a morning coffee or casual dining.

Chamberlayne Road adds further convenience with boutique stores and essential services. Salusbury Road, a short stroll away, provides an even wider choice of independent shops, cafes, and eateries, adding to the local charm. For those who enjoy outdoor spaces, Queens Park is just a short distance away, offering open lawns, playgrounds, and sports facilities, making it ideal for families and leisure activities. Families will also appreciate the proximity of excellent schools such as Ark Franklin Primary Academy and Princess Frederica Primary School; both highly regarded in the area.

## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** F

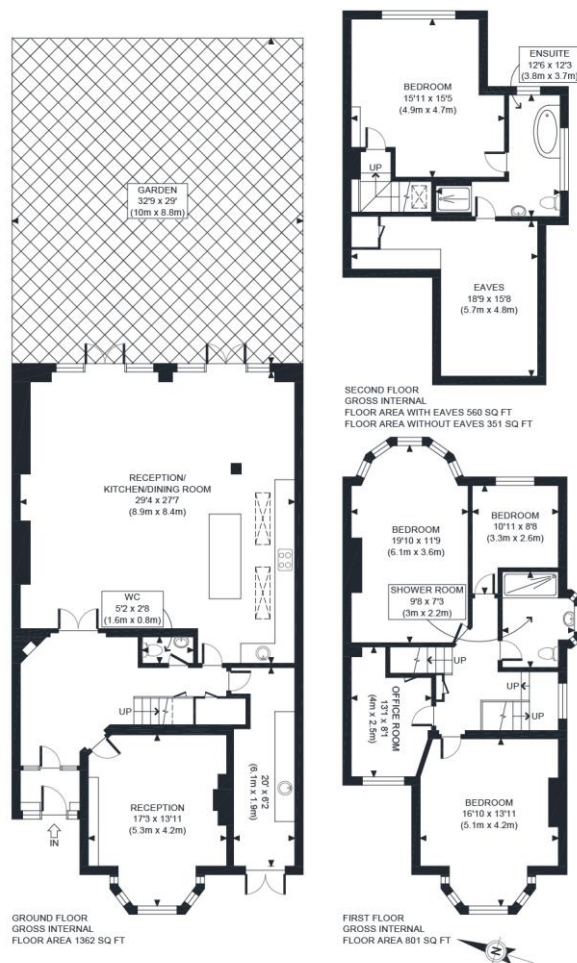
**EPC rating:** E

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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.



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 2723 SQ FT / 253 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 2514 SQ FT / 234 SQM  
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Chelmsford Square

date: 05/11/25

photoplan

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