



Burrows Road, NW10

£1,625,000 *Freehold*

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A lovely four bedroom family home in one of the most sought after streets in Kensal Rise, close to transport and amenities of Chamberlayne Road.

KEY FEATURES

- VICTORIA FAMILY HOME
- EXTENDED TO THE REAR AND LOFT
- FOUR BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- DOUBLE ASPECT RECEPTION ROOM
- STUNNING EXTENDED KITCHEN WITH BI-FOLDS



Kensal Rise & Queens Park

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DESCRIPTION

This stunning property offers beautifully arranged accommodation over three floors, measuring almost 1800 sq. ft. and providing exceptional family living space.

The home comprises four generous double bedrooms, including a principal bedroom with en-suite shower room, and a spacious family bathroom featuring a striking roll top bath and walk in shower.

The south facing, double aspect reception room is filled with natural light, while the ground floor also benefits from a W.C. and utility room.

The heart of the home is the outstanding kitchen diner, which has been extended to the rear to create a superb open plan family space. Bi folding doors lead directly onto the rear garden, which also features a fully functional garden office, ideal for home working.

The property is presented in excellent condition throughout and has been lovingly maintained by the current owners.

Further highlights include a wealth of original features such as feature fireplaces, wooden flooring, and a charming entrance hall with original Victorian tiles.





LOCATION

Burrows Road, together with Linden and Langer Roads, is widely regarded as among the most desirable addresses in the area. The location is perfectly positioned equidistant between Kensal Rise Overground station (Mildmay Line) and Kensal Green Underground station (Bakerloo and Lioness Lines), offering exceptional transport connectivity.

The property falls within a highly sought-after school catchment, including Ark Franklin Primary and Princess Frederica Primary, making it an ideal choice for families.

Residents also enjoy excellent access to the amenities of Chamberlayne Road and College Road. Local highlights include the popular Chamberlayne Pub, the independent Lexi Cinema, and the Moberly Sports Centre, alongside a wide selection of shops, cafés, pubs, and restaurants. Additionally, Queen's Park is less than a quarter of a mile away, providing easy access to one of the area's most attractive and well-maintained green spaces.

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



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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.

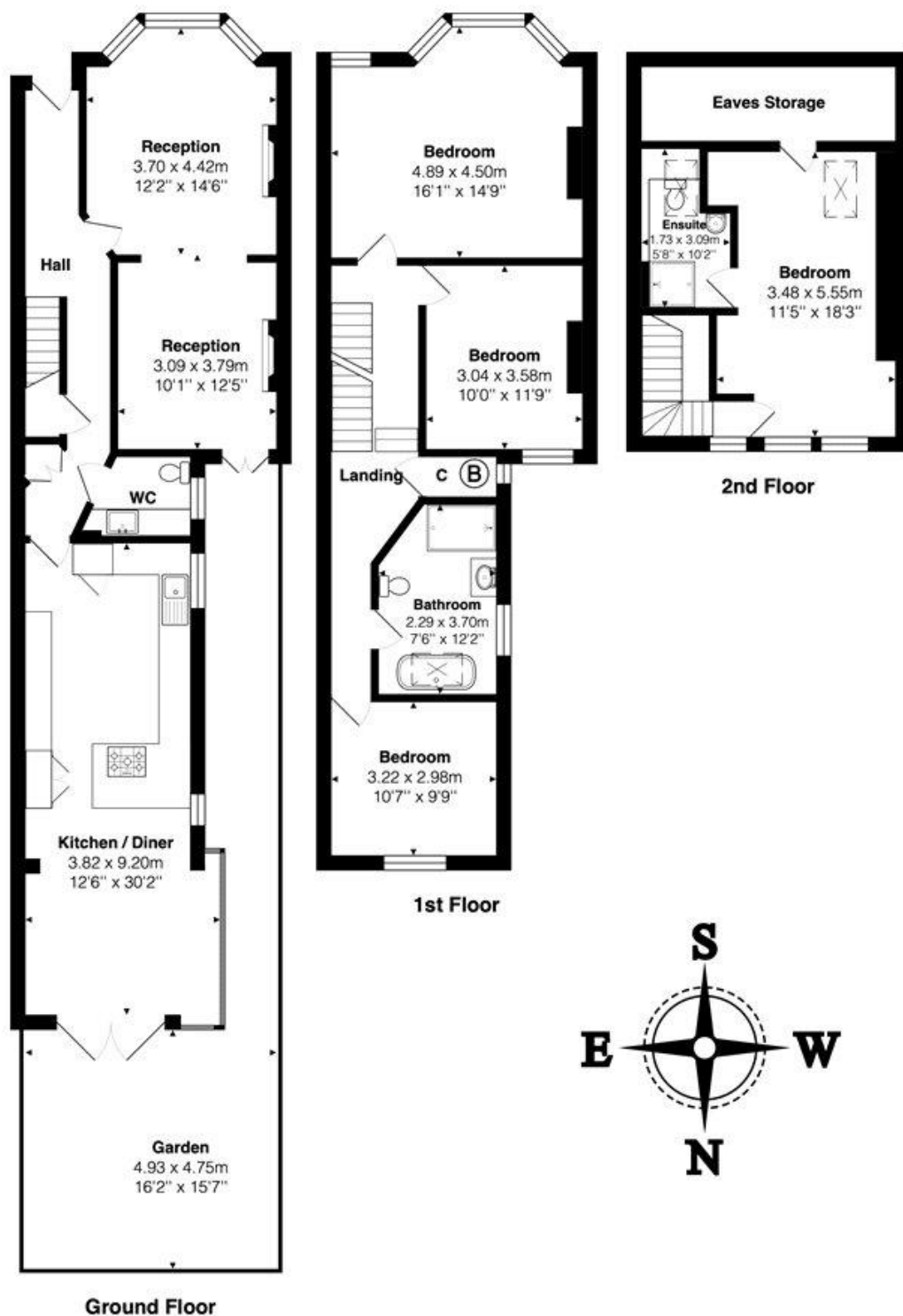
MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

EPC rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 166.7 m? ... 1794 ft? (excluding garden, eaves storage)

All measurements are approximate and for display purposes only

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