



College Road, NW10

£575,000 *Leasehold*



A lovely three-bedroom split level apartment in this great location around 200m from Kensal Green Station

KEY FEATURES

- 777 SQ. FT
- THREE BEDROOMS
- TWO BATHROOMS
- GREAT LOCATION
- CLOSE TO AMENITIES
- LOFT CONVERTED



Kensal Rise & Queens Park

0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION

Measuring approximately 777 sq. ft, this beautifully arranged three-bedroom split-level Victorian conversion flat offers a perfect blend of period charm and modern living.

Situated over the upper floors of an attractive period property, the home is offered to the market in good condition, with the added benefits of a long lease and no upper chain.

The property boasts a thoughtfully designed loft conversion, creating a generous master bedroom complete with a stylish en-suite shower room.

On the first floor, there are two further well-proportioned bedrooms, alongside a bright and airy open-plan kitchen/reception room positioned at the front of the building. This light-filled space is ideal for both relaxing and entertaining.

Located in a sought-after area, the flat is within easy reach of excellent transport links, local amenities, and green spaces, making it an ideal home for professionals, couples or investors alike.





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/KQP250393>

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: Leasehold

Term: 150 year and 3 months

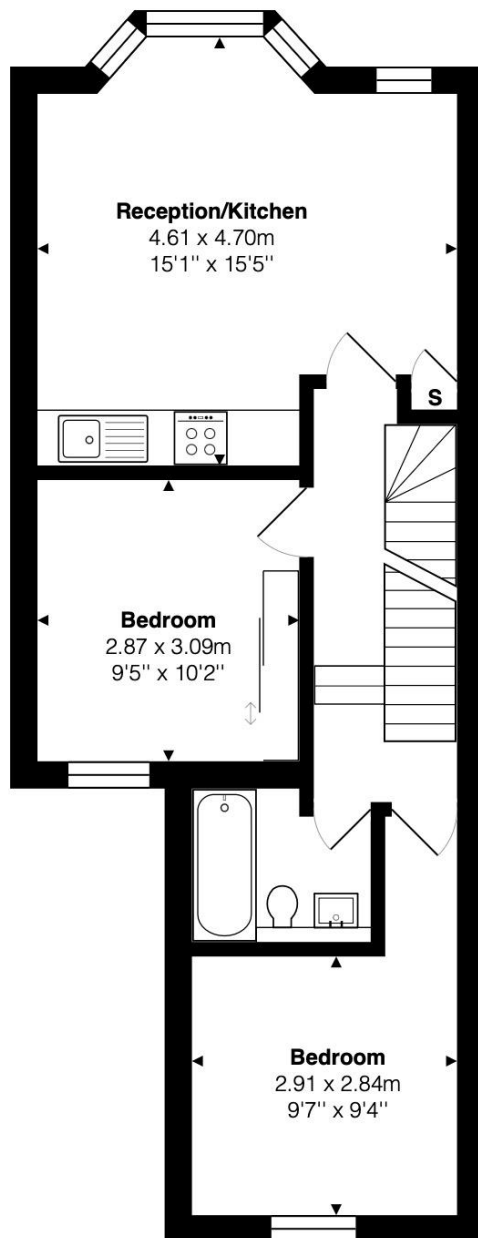
Service Charge: N/A

Ground Rent: N/A

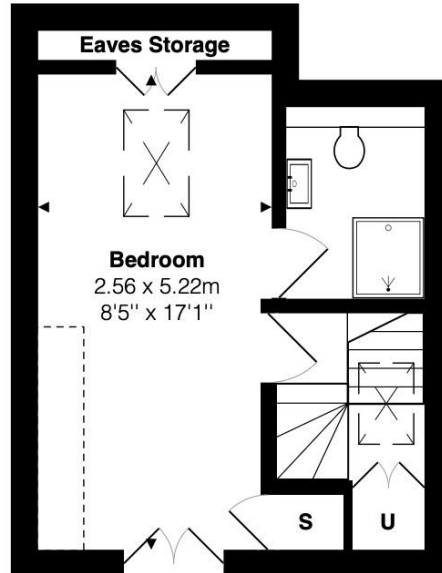
Council Tax Band: B

EPC rating: C

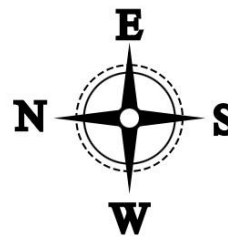
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor



2nd Floor



Total Area: 72.2 m² ... 777 ft²

All measurements are approximate and for display purposes only

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