

Hanover Road, Kensal Rise NW10



# Hanover Road, Kensal Rise **NW10**

Wonderfully spacious throughout, this three bedroom house is located on a quiet residential street close to the many amenities on Chamberlayne Road. This delightfully restored Victorian terraced house provides 1892 sq ft of living space over two floors and a 47 ft southerly facing rear garden.

As you enter, you are met with a bright hallway . The ground floor comprises a formal bay fronted reception room followed by a second reception room. A reception/dinning room is located at the rear followed by the fully equipped kitchen that features integrated appliances and bi-folding doors that open onto the rear garden.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** London Borough of Brent

**Council tax band:** D







There is also a family bathroom, guest cloakroom and external storage. The first floor offers three excellent well-proportioned bedrooms, including two large doubles and a family bathroom. There is potential to extend (STPP).

Hanover Road is well located for access to both Brondesbury Park and Kensal Rise Overground stations, and Willesden Green Underground station (Jubilee line). It is also within close proximity to bus routes that have direct access to central London.

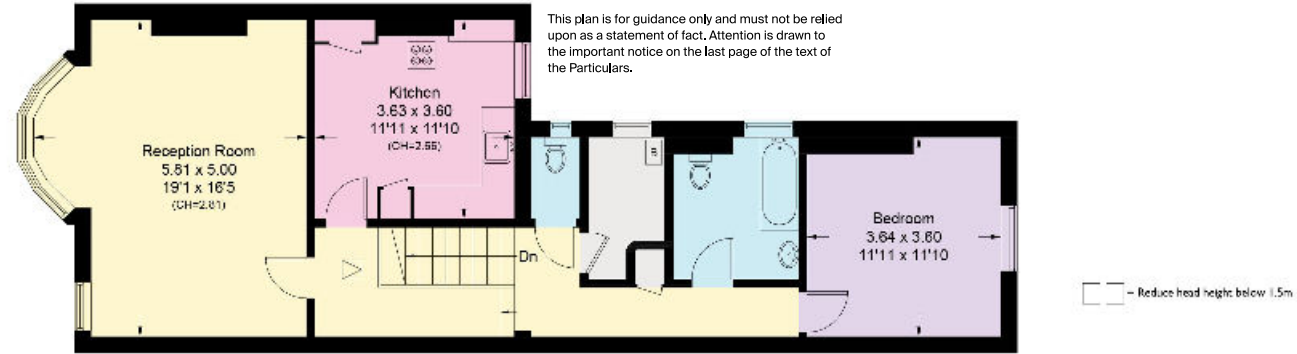
This desirable area, renowned for family houses, is within easy reach of the shops and cafes on Chamberlayne Road and Sidmouth Parade, along with excellent schools and a range of sports and recreational facilities





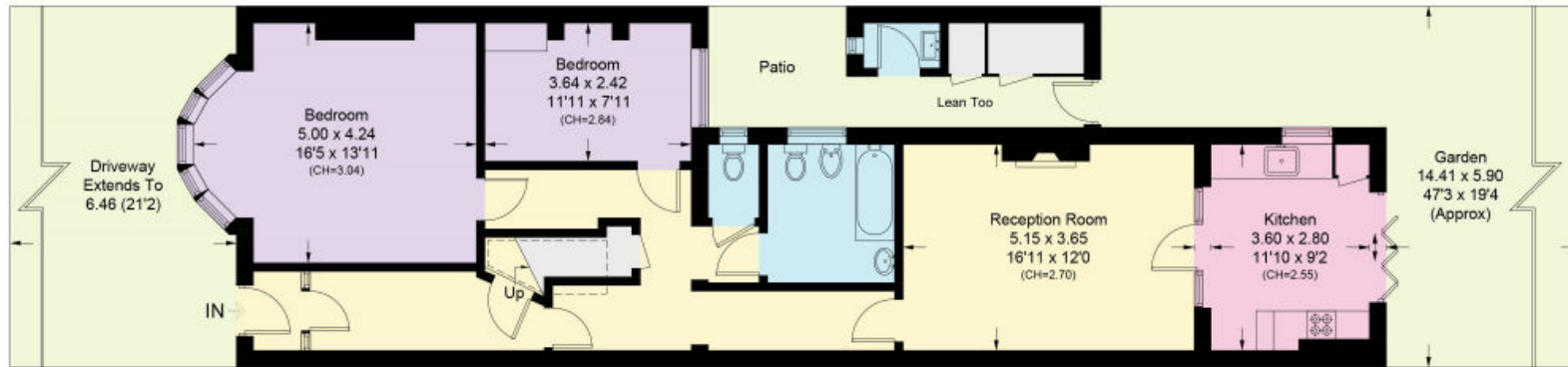
# Hanover Road, NW10

Total approximate area = 175.9 sq m / 1892 sq ft  
(including limited use area)



## First Floor

Approximate Area = 80.5 sq m / 866 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft)



## Ground Floor

Approximate Area = 92.0 sq m / 990 sq ft  
Including Limited Use Area (2.6 sq m / 28 sq ft)

Knight Frank

Queen's Park  
60c Salusbury Road  
NW6 6NP  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

Queen's Park  
020 3815 3020  
[queenspark@knightfrank.com](mailto:queenspark@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs and videos dated March 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.