









OKEHAMPTON ROAD

Kensal Rise NW10



OKEHAMPTON ROAD

This exceptional house on Okehampton Road presents a rare opportunity to enjoy grand lateral living with stunning views over the city skyline and off-street parking.

			EPC
6	3	2	D
			

Local Authority: London Borough of Brent
Council Tax band: G
Tenure: Freehold

Guide Price: £3,000,000

SPANNING APPROXIMATELY 3,430 SQ FT,

This impressive residence is ideally situated close to Tiverton Green and Queen's Park.

Upon entering, you are welcomed by a large entrance hall with two expansive separate living areas, the front room benefiting from a kitchenette making the space very flexible in use. The rear living room features a wood burner and a grand bay window with floor to ceiling glass doors giving you direct access out to the garden. On the other side, a spacious open plan kitchen and dining area with built in appliances and large island for entertaining with floor to ceiling glass sliding doors out to the garden. There is an additional utility and separate family bathroom on the ground floor.

There is a decked patio area directly off the house perfect for entertaining with steps down into a large mature garden providing ample space to kick a football or admire the landscaped gardens. Additionally there is a garden studio which can be used as a teenagers retreat or working from home space.







The upper floors provide six well proportioned bedrooms. The primary room is a luxurious retreat on the top floor with private balcony and views across London, featuring a generous ensuite bathroom with both a bath and a shower, along with a separate dressing room. There is an additional bedroom on the top floor ideal as a nursery or office.



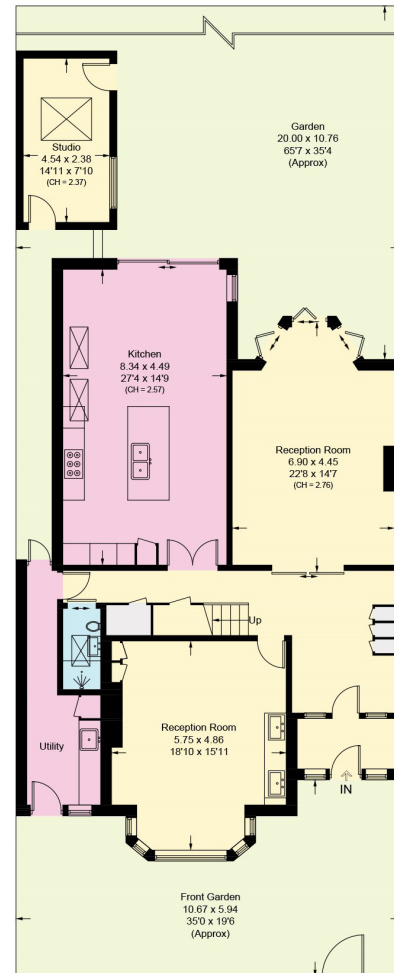




There are four double bedrooms on the first floor with built in wardrobes and access to a separate family bathroom. One of these bedrooms also have a second private balcony providing views over the gardens. Positioned to offer unobstructed views over London, this property provides a unique opportunity to own a home of this calibre in such a desirable location.

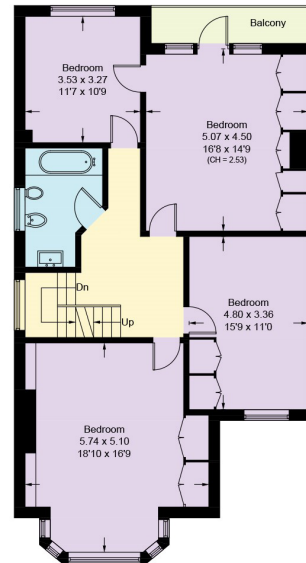




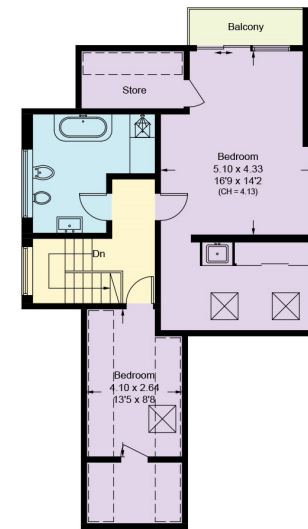


Ground Floor
Approximate Area = 137.9 sq m / 1485 sq ft

□ = Reduce head height below 1.5m



First Floor
Approximate Area = 98.4 sq m / 1059 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Second Floor
Approximate Area = 71.3 sq m / 768 sq ft
Including Limited Use Area (10.2 sq m / 110 sq ft)

Approximate Gross Internal Area = 318.6 sq m / 3430 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Knight Frank Queen's Park

020 8315 3020

queenspark@knightfrank.com

Knight Frank Queen's Park

60c Salusbury Road

London NW6 6NP

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

