



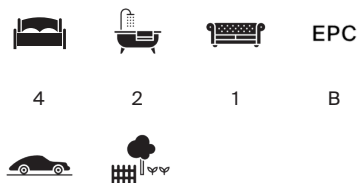
OLD YARD

Kensal Rise NW10



TUCKED AWAY IN A PRIVATE COURTYARD IN KENSAL RISE

This home makes an immediate impression with its contemporary façade: traditional stock brickwork is sharply contrasted by charcoal-hued window frames, offering a glimpse of the refined design within.



Local Authority: London Borough of Brent

Council Tax band: F

Tenure: Freehold

Guide Price: £1,750,000

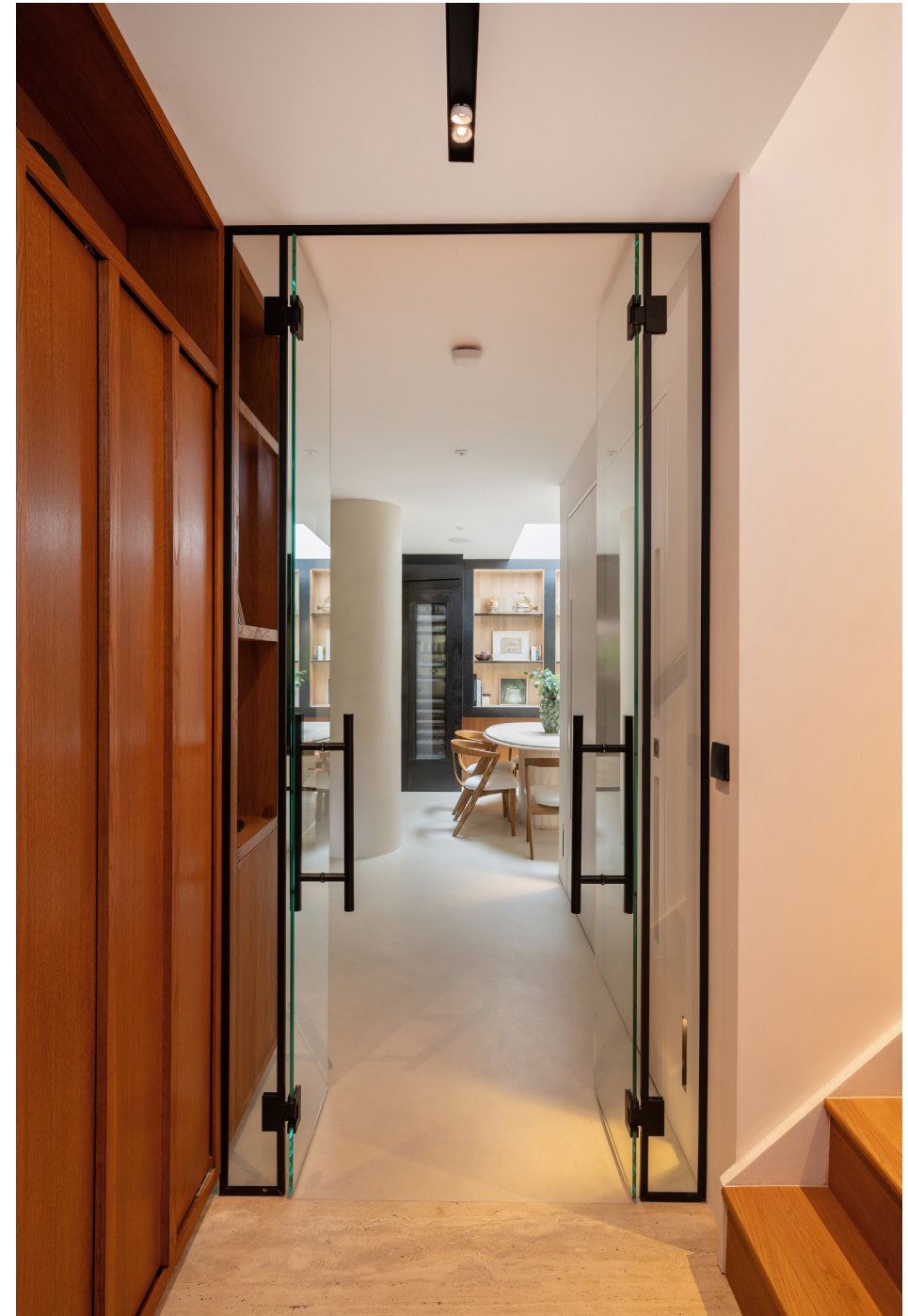




Step through full-height glass doors into the heart of the home is a captivating open-plan kitchen, dining, and reception area that showcases architectural flair and a thoughtfully curated mix of materials.

Stained cherry wood shiplap beams and sleek black steel splashbacks define the bespoke kitchen, where a picture window floods the space with natural light. High-end Gaggenau appliances including a steam oven, built-in coffee machine, and Teppanyaki hot plate are seamlessly integrated into the design.

The smooth travertine flooring flows effortlessly into the living area, where a striking 1.8-metre-wide gas fireplace is framed by glossy black steel panels, lending a subtle industrial edge. Built-in timber shelving and a wine fridge are cleverly set into this feature wall. A central column defines the dining area, set beneath a dramatic double-height glass void ideal for hosting, with discreetly installed Bang & Olufsen ceiling speakers enhancing the ambiance.







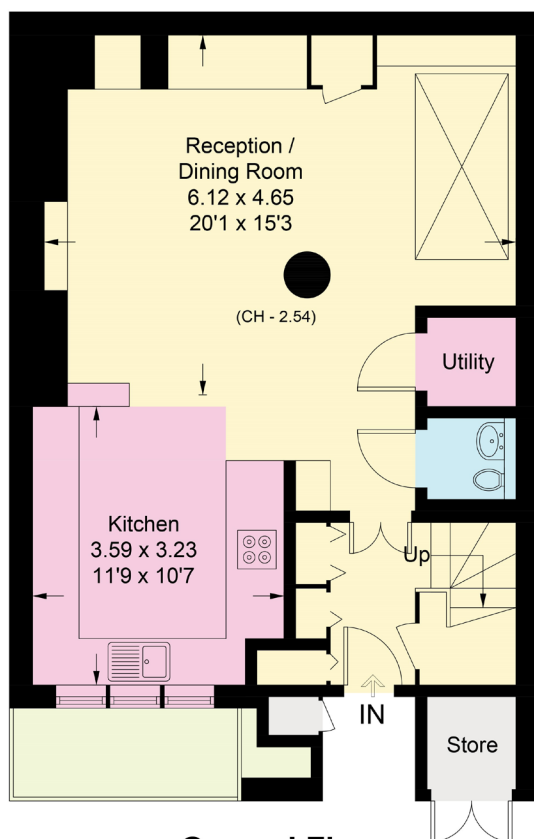
Upstairs, the principal bedroom suite exudes minimalist sophistication. Accessed via a pocket door, the serene space features stone floors and cherry wood panelling that continues across the wardrobe fronts. Floor-to-ceiling windows, fitted with remote controlled blinds, open onto a private terrace. The en suite bathroom is a luxurious retreat, clad in solid Italian travertine and complete with a frameless rainfall shower, bespoke Vola radiator, and dual vanity unit.

Also on the first floor is a flexible study, with a custom-built wood desk and arched bookshelf that echo the adjacent curved wall. With integrated wardrobes, the room can also serve as a guest bedroom. The second floor offers two additional bedrooms and a stylish family bathroom, continuing the home's rich palette of natural materials and bold architectural expression.

The property also includes off-street parking and an eco-conscious green roof fitted with solar panels.

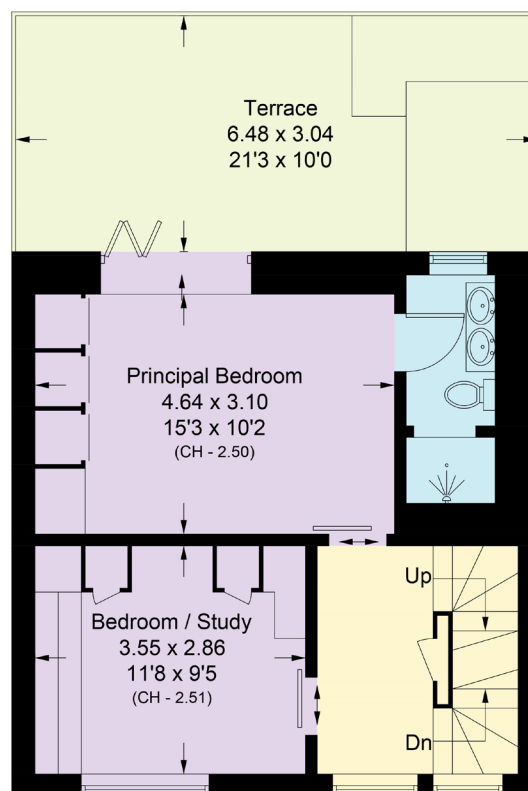






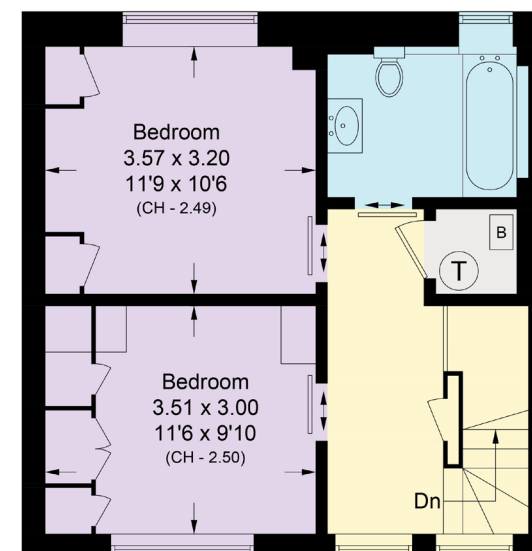
Ground Floor

Approximate Area = 51.8 sq m / 557 sq ft



First Floor

Approximate Area = 40.1 sq m / 432 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Second Floor

Approximate Area = 40.6 sq m / 437 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)

Approximate Gross Internal Area = 132.5 sq m / 1426 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)



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