

# CAMERONS STIFF & Co.

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**Hardinge Road, NW10**



1767.00 sq  
ft



**F**

A five bedroom semi-detached family home, nestled in the heart of Kensal Rise. offering 1767 sq ft of internal living accommodation. The property is located close to the green spaces of Queen's Park, benefits from having a garage and driveway for off-street parking, and has the potential to be extended further.

Upon entering the property the hallway leads to a double reception room to the front with bay window, with access through to kitchen /dining room to the rear flooded with natural light. The kitchen / dining has french doors which leads in to the private south facing garden.

**£1,799,950 Freehold**

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The ground floor has a additional shower room, and access to the garage. There is also further potential to extend into the loft space.

The first floor is comprised of five bedrooms and a large 3 piece family bathroom.

Hardinge Road is a quite tree lined street in Kensal Rise, the property is ideally located to access the amenities of College Road and Chamberlayne Road. Transport links include Kensal Rise (Overground), Kensal Green (Bakerloo & Overground)

Viewing is highly recommended



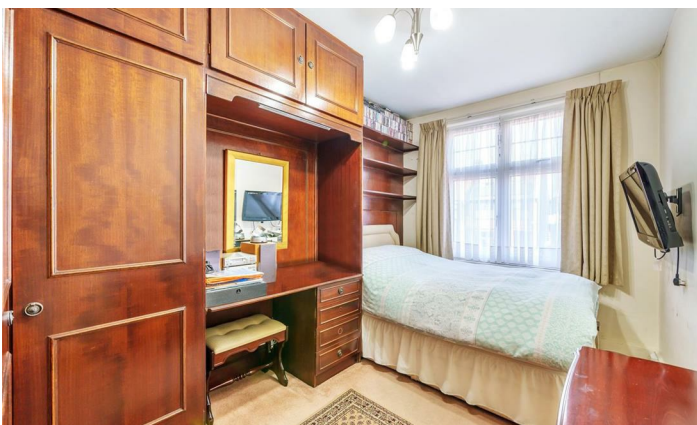
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- Five Bedroom semi detached family home
- Spanning 1767 sq ft of well laid out accommodation
- Double Reception Room
- Open plan kitchen /dining room leading to garden
- Large 3 piece family bathroom & ground floor shower room
- South facing garden
- Garage & Off street parking
- Transport links: Kensal Rise (Overground), Kensal Green (Bakerloo & Overground)
- COUNCIL: Brent (F)
- Viewing is recommended

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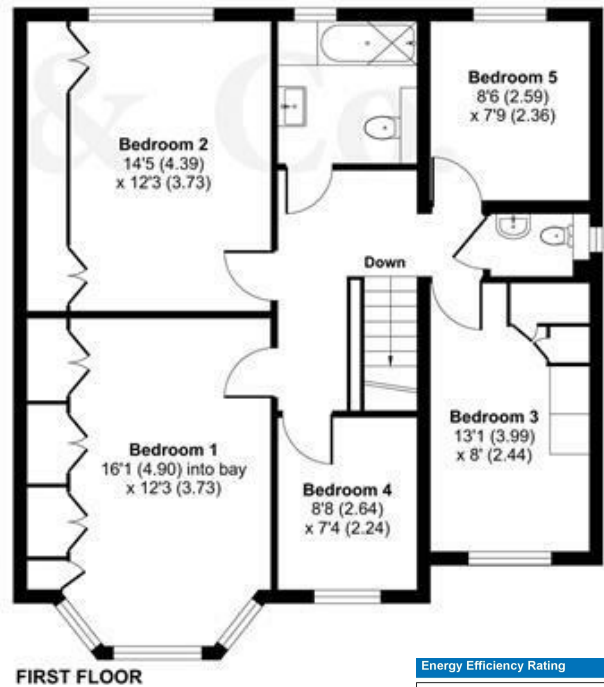
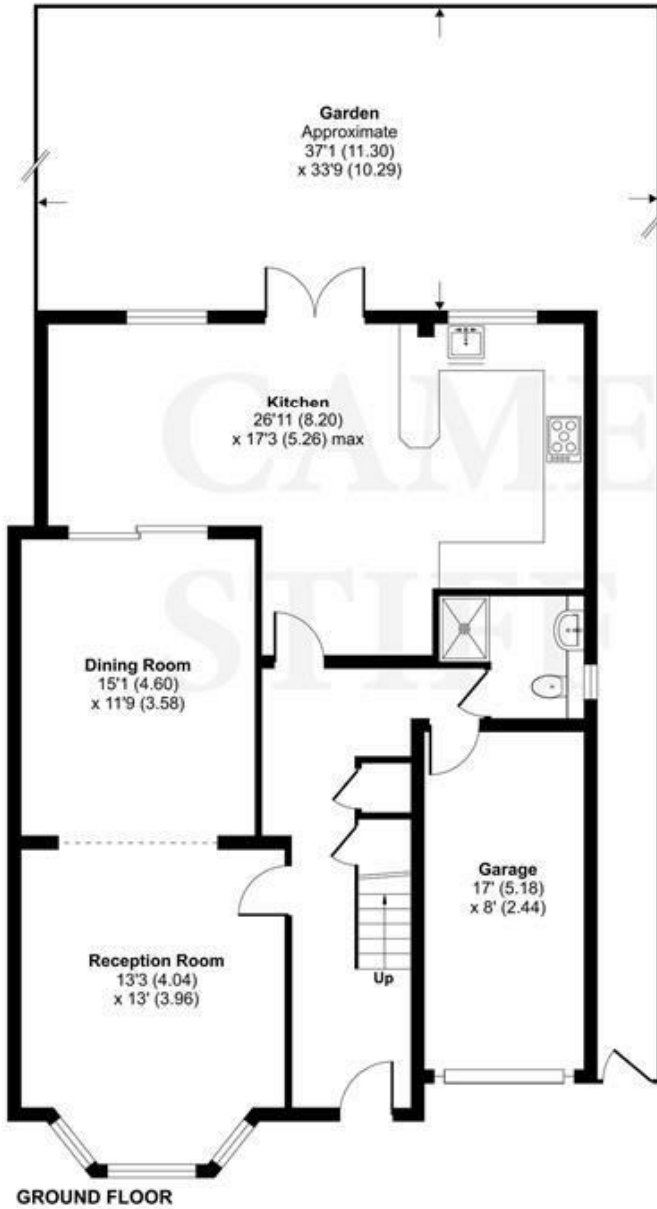


Approximate Area = 1767 sq ft / 164.1 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1903 sq ft / 176.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Camerons Stiff & Co. REF: 1030034

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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