



## Kenmont Gardens, NW10

Freehold - £995,000

Located just east of Kensal Rise is this four bedroom Victorian terraced house spanning 1,574 sq ft. providing an exciting opportunity to acquire a well-appointed family home in a superb location.

The Ground Floor comprises a reception room, a kitchen/dining area, a guest WC and a 25 ft patio accessible via French doors through the kitchen. The First Floor offers three bedrooms and a family bathroom featuring a stand-alone bathtub and double vanities. The principal en-suite bedroom is on the Second Floor and benefits from a balcony with wonderful views.

Kenmont Gardens has a strong local community on the cusp of Kensal Green in the Borough of Hammersmith & Fulham. It has an excellent local primary school which is home to many local sports and community support activities; and is also moments from the Elmwood Lawn Tennis Club, King Edward VII Park and the new waterside development on the canal.

- 4 bedroom Victorian terraced house offering 1,574 sq ft
- Large 25ft reception room & 29ft kitchen/diner
- Bedroom 1 in loft room, family bathroom
- COUNCIL: Hammersmith & Fulham (E)

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## Kenmont Gardens, London, NW10

Approximate Area = 1512 sq ft / 140.4 sq m

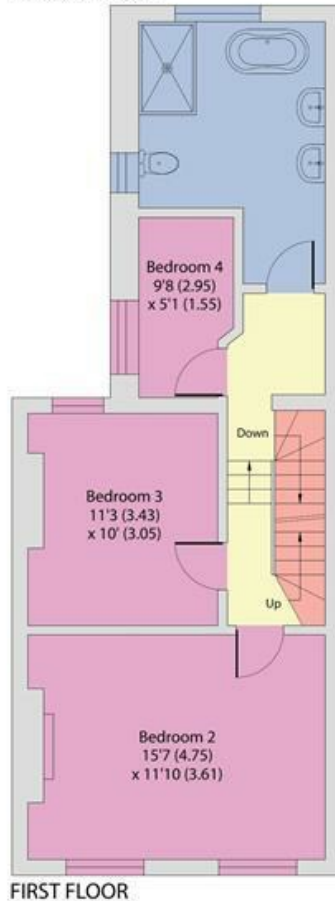
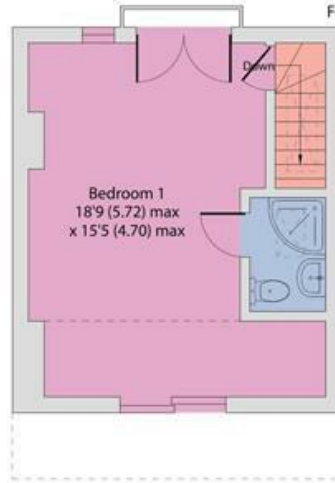
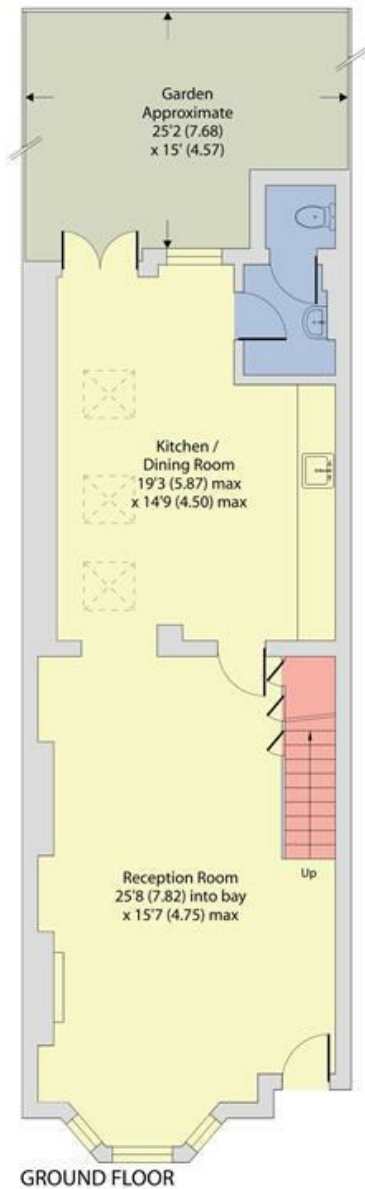
Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 1574 sq ft / 146.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 1111699

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