



LB
Loporto Browne
— RESIDENTIAL —

Bramston Road, NW10

£1,500,000

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Found on the quiet, tree-lined Bramston Road in Kensal Green, this beautifully reimagined art-deco home has been stripped back to its bones and meticulously rebuilt to offer exceptional modern living within the period character of the area.

Every detail has been considered with the original architecture in mind. The red-brick façade sits confidently alongside crisp render, while the original floorboards have been carefully restored, stained, and paired with contemporary finishes to create a warm, elevated interior.

Downstairs, two generous reception rooms are divided by sliding doors, offering versatility for entertaining or day-to-day family life. To the rear, the light-filled extension houses an open-plan kitchen and dining space, illuminated by dual skylights and framed by glass curtains that open onto a landscaped southwest-facing garden which is wider than most on the street and complete with a purpose-built gym. This sun-drenched garden boasts a mature Japanese maple tree that pleasantly changes its colour through the seasons.

The layout offers flexibility, with five bedrooms or four and a study. The principal suite includes a walk-in wardrobe that leads to a calm, light-filled en-suite bathroom. Two further bathrooms (one en-suite) ensure comfort for the entire family. The top floor features a spacious loft suite with a hip-to-gable conversion to maximise the space, as well as a steam shower room complete with a built-in tiled bench.

Upgrades include underfloor heating in the kitchen and all bathrooms, a full rewire, new plumbing with a Megaflow system and boiler, new roof, and new windows throughout.

Thoughtfully designed and finished to an exceptional standard, this home is perfectly suited to family life. The generous living spaces, flexible layout, and expansive garden provide room to grow, play, and work from home, while still offering quiet spaces for rest across every level.

Known for its vibrant culture, picturesque Victorian and Edwardian architecture, and strong sense of community, Kensal Green is fast



Branson Road
 Approx. Gross Internal Area 1800 Sq Ft - 167.18 Sq M
 (Including Eaves Storage & Excluding Studio)
 Approx. Gross Internal Area 1691 Sq Ft - 157.10 Sq M
 (Excluding Eaves Storage & Studio)
 Approx. Gross Internal Area Of Studio 187 Sq Ft - 17.36 Sq M



Loperto Browne

For Illustration Purposes Only - Not To Scale
 This floor plan should be used as a general outline for guidance only and does not constitute a schedule of contents or part of any offer or contract.
 Any intending purchaser or lessee should satisfy themselves as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



LB Residential
 Grand Union Studios
 332 Ladbroke Grove
 W10 5AD

- 5 bedroom and 3-bathroom, Freehold end-of-terrace family house
- Recently refurbished to an exceptionally high standard
- Underfloor heating in the kitchen and all the bathrooms
- Bakerloo Line, Overground services nearby
- South-west facing garden with an out house
- Original features throughout
- Quiet tree lined street
- Close to College Road and Kensal Green
- Oli and Liana are delighted to be instructed on this wonderful home

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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