



Kenilworth Road, NW6



4



2



2



1432.00
sq ft

NEW to the market For Sale is this elegant end of terrace, period property offering 1432 sq ft of tastefully designed living space throughout this family home that perfectly combines beautiful modern interiors and traditional period features.

The accommodation is laid out over three floors with the Ground Floor comprising a double reception room with an original fireplace, high ceilings and French doors opening onto the west facing rear garden and a modern kitchen/diner also opening onto the garden. On the First Floor there are three bedrooms (two large doubles & a smaller double), a family bathroom and a WC. The first and second bedroom benefit from built-in storage and feature fireplaces. The loft has been converted to create an exceptionally bright and impressive loft bedroom and stunning wet room on the top floor.

£1,250,000 Freehold

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Externally, there is a low maintenance 24 ft rear garden with mature shrubs, trees and foliage.

Kenilworth Road is close to the bustling Salusbury Road and Lonsdale Mews with its wide selection of independent eateries, upmarket delis & gastropubs coupled by the tranquil open space of Queens Park. Excellent transport links into Central London are available via Queens Park (Bakerloo Line/Overground) & Kilburn High Road (Overground – Zone 2) Stations.



The property is also within the catchment area for popular schools such as Malorees Infant & Junior School and Salusbury Primary School.

We highly recommended viewing this charming family home.



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- Charming four bedroom home spanning 1432 sq ft
- Two reception rooms separated with original doors
- A modern kitchen/dining room opening on to the rear garden
- Converted loft space creating a perfect guest bedroom + shower room
- 25 ft west facing garden
- A good selection of local schools
- Transport links: Queens Park (Bakerloo/Overground) & Kilburn High Road (Overground) Stations
- Within walking distance of the amenities found on Salusbury Road & Lonsdale Mews
- The open space of Queens Park is nearby
- Viewing is highly recommended

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

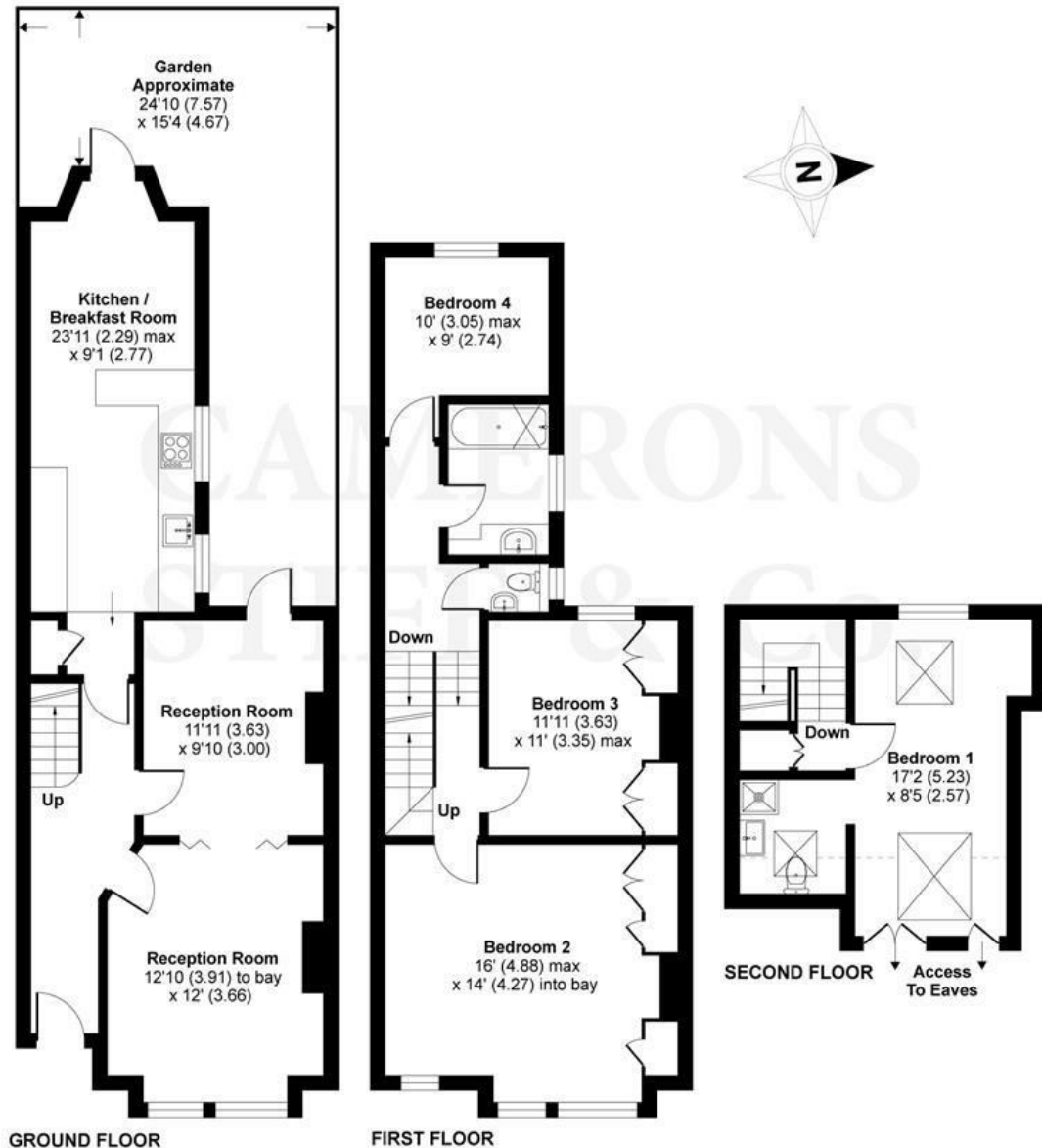
Kenilworth Road, London, NW6

Approximate Area = 1432 sq ft / 133 sq m

Limited Use Area(s) = 49 sq ft / 5 sq m

Total = 1481 sq ft / 138 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). © n/checon 2020. Produced for Camerons Stiff & Co. REF: 626212

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