



LINDEN AVENUE
LONDON, NW10

GRANT J BATES
— PROPERTY —



A design-led Victorian home totalling near 2,100 sq ft and with a principal suite spanning a floor and a half

GJB

Linden Avenue, London, NW10

Freehold

- Near 2,100 Sq Ft
- Renovated Victorian House
- Façade Repointed
- Double Glazed Windows
- Exposed Brick Fireplace
- Kitchen Dining Extension
- Designer Shaker Kitchen
- West-Facing Garden
- Decadent Principal Suite
- Chain Free Sale

Description

This Victorian family house sits on a sought-after Kensal Rise street, close to Queen's Park and within easy reach of Kensal Rise station. Fully renovated and repainted, the exterior presents a cohesive façade that reflects the quality of the refurbishment throughout. Arranged across three floors and extending to almost 2,100 sq ft, the house combines period character with contemporary design.

The ground floor offers a clear separation between formal and informal living. The front reception room features Grade A Versailles parquet flooring, an exposed brick fireplace with bespoke surround, original cast iron elements, ceiling roses and coving. To the rear, an extended kitchen, dining and sitting room forms the main living space. The solid wood shaker kitchen includes quartz worktops, a central island, NEFF appliances, integrated refrigeration, a Quooker tap and a hidden extractor. An angled aluminium skylight brings light into the room, while Crittall-style doors open onto the west-facing garden.

Double glazed timber sash windows run throughout, with aluminium doors to the garden and a Juliet balcony at dormer level. Bathrooms are finished with Lusso stone fittings, micro-cement walls and Carrara marble tiling. Upper floors are fitted with wool blend carpets.

The principal suite spans around a floor and a half, comprising a generous bedroom, dressing room, en suite bathroom and extensive eaves storage, creating a calm private retreat.

Situation

Located in prime Kensal Rise, moments from the green open spaces of Queen's Park, the house is surrounded by independent cafés, pubs and boutiques, with strong transport links and a vibrant, community-led neighbourhood feel.

Additional Information

Local Authority: London Borough of Brent

Council Tax Band: E

EPC Rating: D

Grant J Bates

Director

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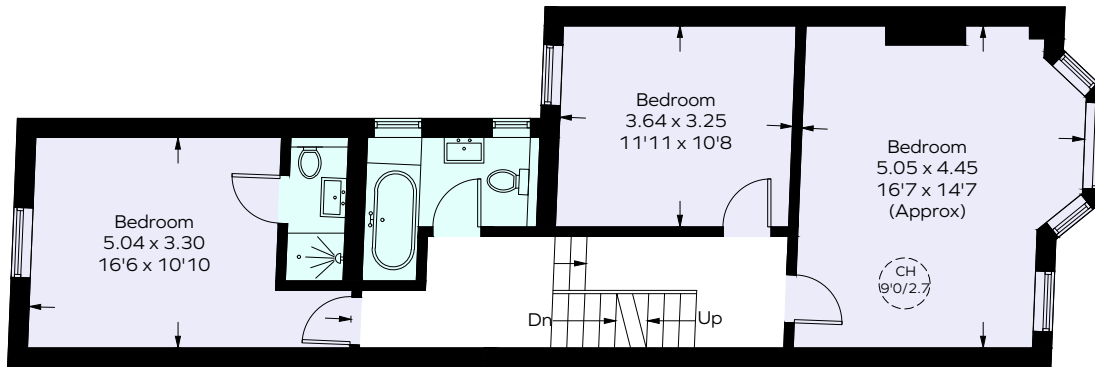




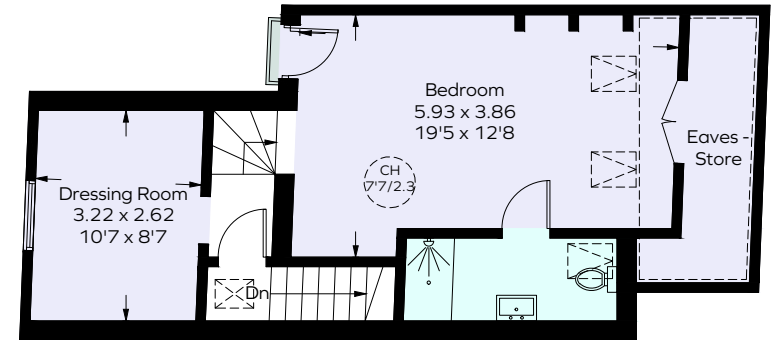




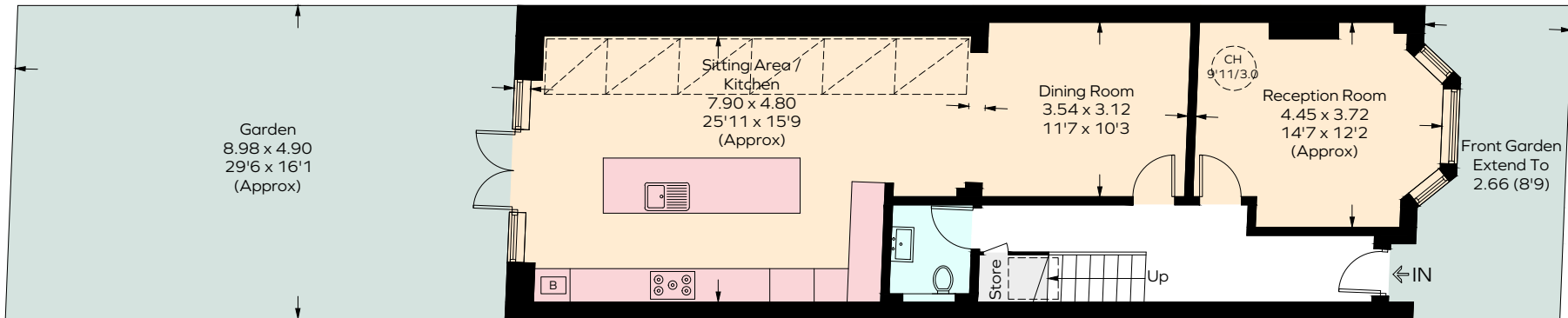
 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor



Ground Floor

Linden Avenue

Approximate Gross Internal Area = 194.3 sq m / 2091 sq ft (Including Eaves - Store),

Approximate Gross External Area = 65.0 sq m / 700 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.