



College Road, Kensal Rise, NW10

Guide Price: £600,000 Freehold

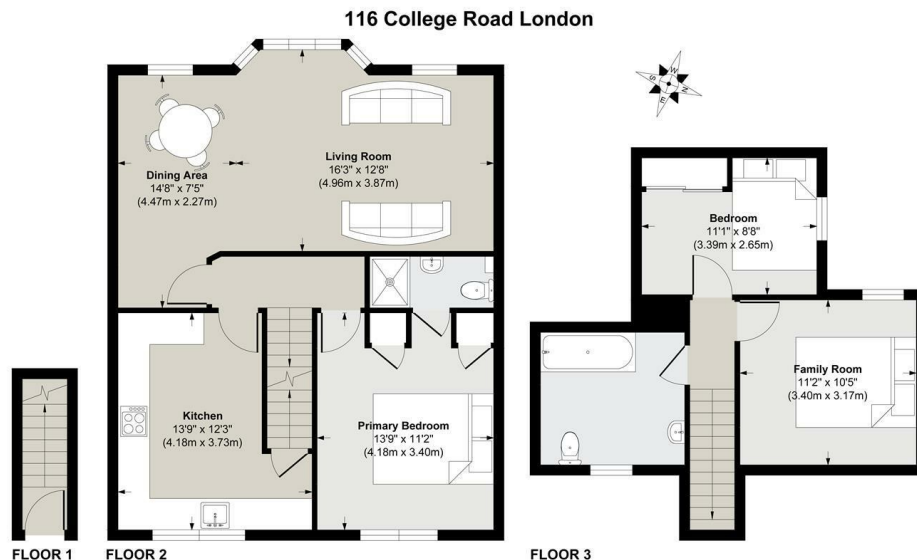
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Located on the ever-popular College Road, this beautifully arranged three-bedroom maisonette spans the first and second floors situated in the heart of Kensal Rise, NW10. Offering approx. 1,027 sq ft of internal space, the property boasts a spacious reception room with plenty of natural light, a separate modern kitchen, and a stylish family bathroom. The split-level layout creates a great sense of space and privacy—perfect for modern living. This property is ideal for a young couple looking to upsize or an investor seeking a strong rental location with high demand.

Situated just a short walk from both Kensal Rise Overground and Kensal Green Underground (Bakerloo & Overground) stations, the property offers excellent transport links into Central London. Green spaces such as Queen's Park and King Edward VII Park are nearby, and the area is served by well-regarded schools, including Princess Frederica C of E and Ark Franklin Primary.

Income available from day one for investors, with tenants happy to stay in the property long term.

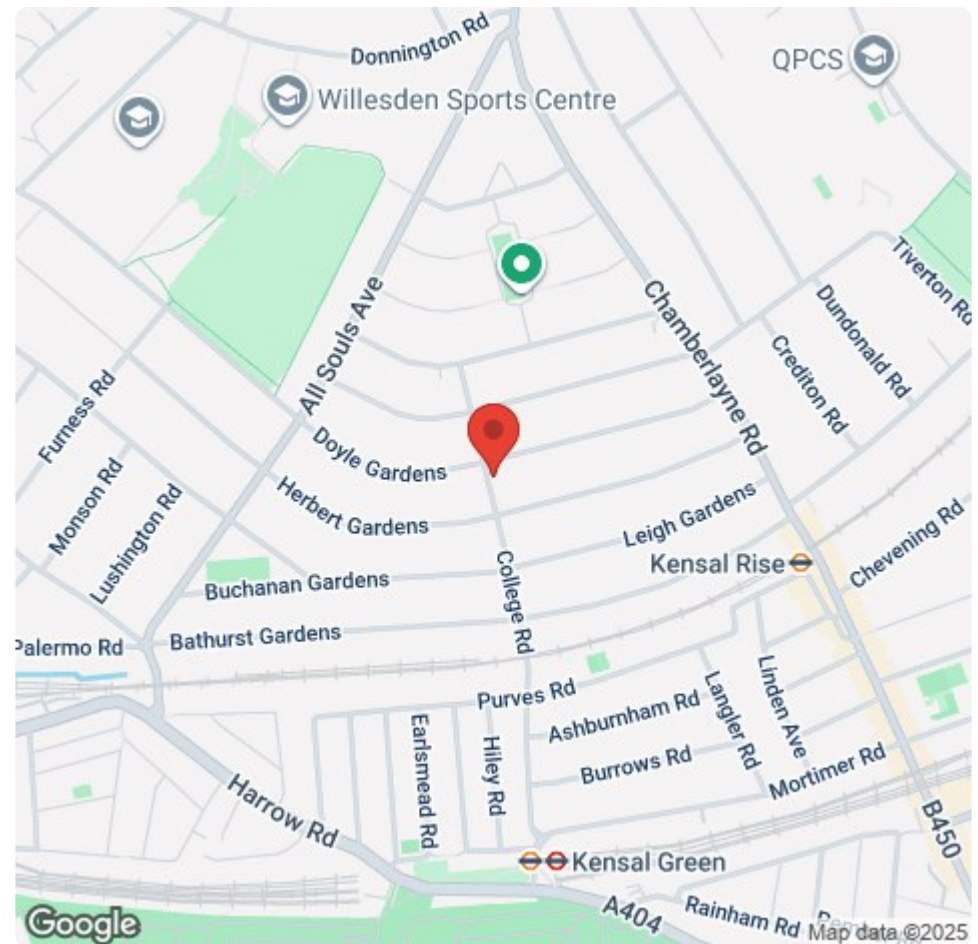




Total: 1027 sq. ft, 96 m2
 BELOW GROUND: 27 sq. ft, 3 m2, FLOOR 2: 692 sq. ft, 64 m2, FLOOR 3: 308 sq. ft, 29 m2
 EXCLUDED AREAS: LOW CEILING: 38 sq. ft, 3 m2

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All measurements are approximate. This floor plan is for illustrative purposes only and should not be relied upon for accuracy. Finest Spaces Studio Ltd accepts no liability for any loss or damage arising from the use of this floor plan.
 Floor area figures are estimates and not guaranteed.



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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