



Haycroft Gardens, Kensal
Rise, NW10

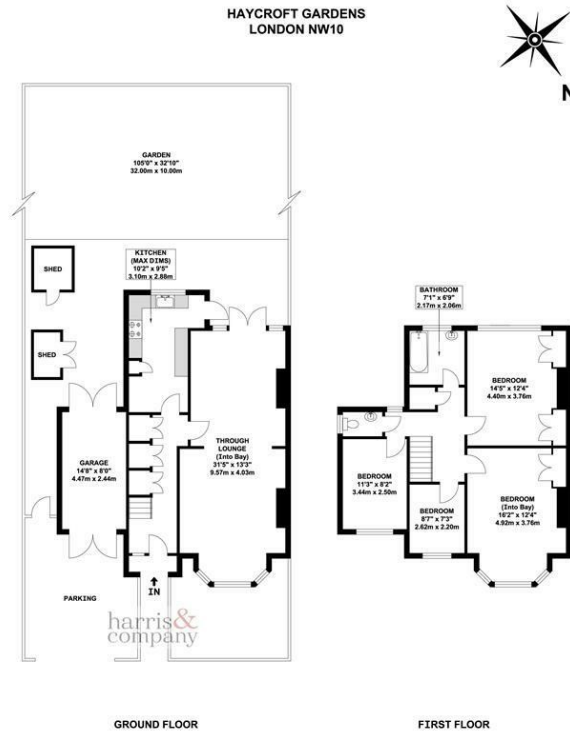
Guide Price £1,375,000 Freehold

harris &
company

In the same ownership for over 45 years, a rare opportunity to acquire this charming 4-bedroom end of terraced house with private parking and garage. The property retains many original period features and includes a spacious 30ft dual-aspect reception room with stripped wood flooring, panelled ceiling, and an attractive fireplace. Both the reception room and the kitchen/diner offer direct access to the mature south - west facing garden of some approx. 100ft. There is excellent potential to extend to the rear and side, as well as to convert the loft (subject to the necessary planning consents), offering the opportunity to create a substantial family house.

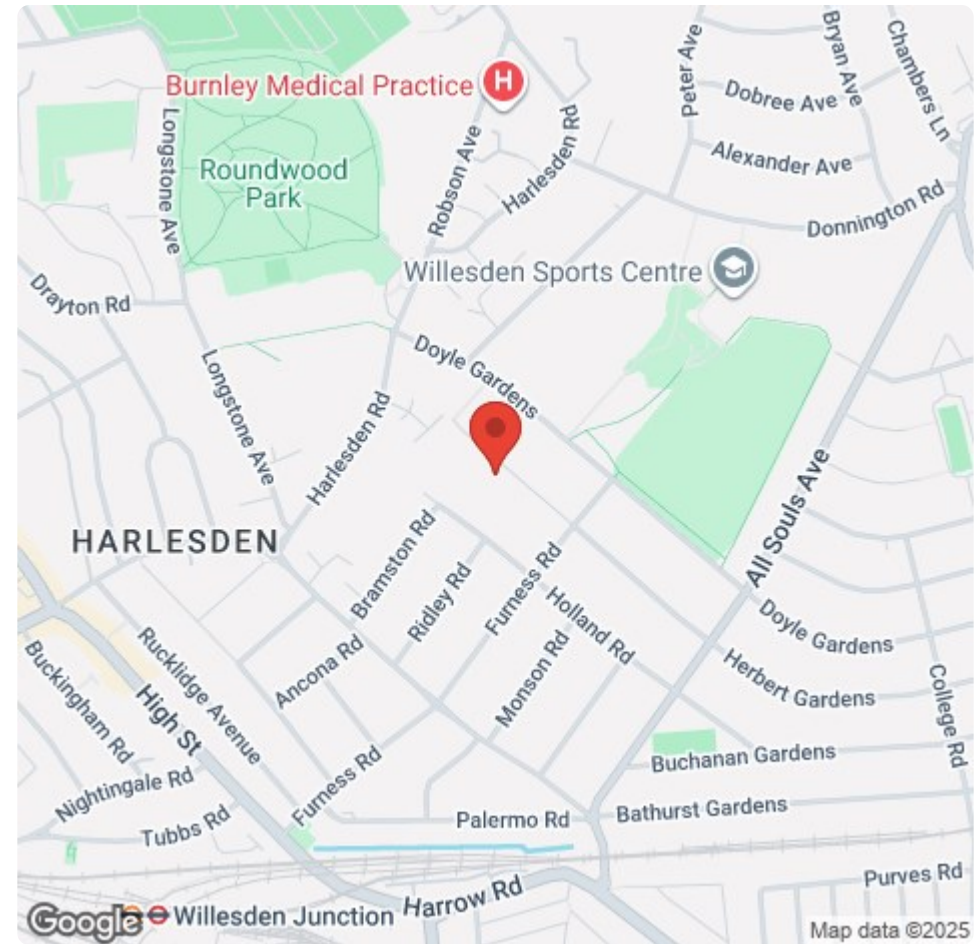
Location: Haycroft Gardens is ideally positioned within easy walking distance of both King Edward VII Park and the popular Roundwood Park. To the east lies vibrant Kensal Rise, with a range of independent cafés, shops, and restaurants found along College Road and the lively Chamberlayne Road. Excellent transport links are nearby, including Kensal Rise Mildmay line. Nearest tube stations are Kensal Green Line and Willesden Junction.





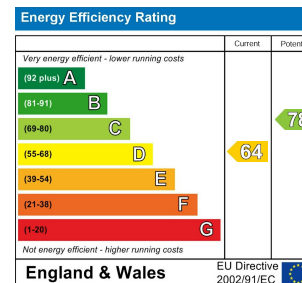
APPROX. GROSS INTERNAL FLOOR AREA 1307.70 SQ. FT / 121.49 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1425.03 SQ. FT / 132.39 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO 'SCALE'.



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.

**harris &
company**



106 Chamberlayne Road, Kensal Rise
London NW10 3JN

info@harrisandcompany.co.uk

www.harrisandcompany.co.uk

020 8969 1333