



HIDDEN HOUSE
KENSAL RISE, NW10

GRANT J BATES
— PROPERTY —



A house you don't just arrive at,
but one you discover

GJB

Hidden House, Haycroft Gardens, Kensal Rise, NW10

Freehold

- Detached Architectural Home
- Approx. 1,500 Sq Ft Internal
- Approx. 4,000 Sq Ft Garden
- Charred Timber Façade
- Bespoke Kitchen, Miele Appliances
- Double Height, Vaulted Ceilings
- Triple-Glazed Glass Throughout
- Dual-Sided Log Burner
- Off-Street Parking, Garage
- Three Bedrooms, Two Bathrooms

Description

Hidden House is a quietly remarkable, architecturally crafted detached home, concealed behind a sculptural charred timber façade on Haycroft Gardens.

Extending to approximately 1,500 sq ft, with close to 4,000 sq ft of private garden, the house is a study in contrast, bold yet calm, refined yet deeply connected to nature. A home designed not just to be lived in, but to be experienced.

Set back from the road, the approach unfolds with intent. The dark, textured façade gives way to a beautifully curated kitchen garden, where apple and pear trees sit alongside raspberries, blackberries, a herb garden and a tranquil pond. Reclaimed stone pathways guide you forward, the sound underfoot grounding you, leading to a front elevation softened with oak and cedar. Terrazzo marks the threshold, flowing seamlessly from outside to in.

Grant J Bates

Founder

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Internally, the home opens into a striking lateral volume, defined by light, height and materiality. Resin floors run underfoot, warmed by underfloor heating, while exposed beams and pitched ceilings create rhythm and character above. Double-height moments elevate the space, giving a sense of openness rarely found in homes of this scale.

The bespoke kitchen combines wood and steel with Miele appliances, positioned as both a functional centrepiece and a sculptural statement. From here, the living and dining spaces unfold, framed by expansive triple-glazed glass that dissolves into the surrounding gardens.

A dual-sided log burner, set against raw lava stone, anchors the space, with a snug quietly positioned on the opposing side. The entire home has been designed to frame its landscape, drawing the outside in at every turn. Beyond the glass, the garden reveals itself in layers, a pergola crafted from reclaimed steel framing of a former Victorian greenhouse, climbing roses, mature planting and multiple places to sit and entertain. Both front and rear gardens are fully irrigated, allowing the landscaping to remain as considered as the architecture itself.

The bedroom wing introduces oak flooring and a softer palette, comprising three bedrooms and two bathrooms. Two of the bedrooms open directly onto the garden, extending the sense of space beyond the internal footprint.





The principal suite is particularly special, with additional ceiling height and a beautifully positioned window seat, a place to pause, read and look out across the greenery.

Bathrooms are finished with a rich, tactile material palette, jacuzzi baths, Italian stone basins, terrazzo tiling, Crittall-style rainfall showers and Japanese toilets, blending indulgence with precision design.

Practicality sits quietly beneath the design. Hidden House has been configured as a true lock-up-and-leave home, with app-controlled heating, Rako lighting throughout the rear courtyard garden and kitchen/living area, a monitored alarm system and video intercom, offering both ease and security.

Hidden House is exactly that, a home that reveals itself slowly, rewards attention, and lives in complete harmony with its surroundings.

Situation

Haycroft Gardens sits between Kensal Rise and College Road, placing it at the centre of one of North West London's most characterful and fast-evolving neighbourhoods.

Kensal Rise remains known for its strong community feel and independent spirit, while nearby College Road has quietly become one of the area's most exciting pockets. Here you will find a growing collection of design-led and artisanal offerings including the newly opened One One Six, the much-loved Kensal Grocer and L'Angelo Italian Delicatessen, all contributing to a neighbourhood that feels both curated and authentic.





Along Chamberlayne Road, further favourites such as Parlour Kensal and Milk Beach London add to the area's vibrant café and dining scene, offering a lifestyle that is as much about community as it is convenience.

Transport connections are excellent. Kensal Rise Station and Kensal Green Station provide swift access across London, while nearby Willesden Junction connects you directly to Shepherd's Bush in one stop, placing White City House and the wider White City offering within easy reach.

Looking ahead, the significant regeneration around Old Oak Common is set to transform the area further, establishing one of London's largest new transport hubs, often compared in scale to King's Cross, and adding a compelling long-term dimension to the location.

Green space remains a key draw, with Queen's Park close by, offering open lawns, tennis courts and a popular weekly farmers' market, alongside canal walks leading towards Little Venice and beyond.

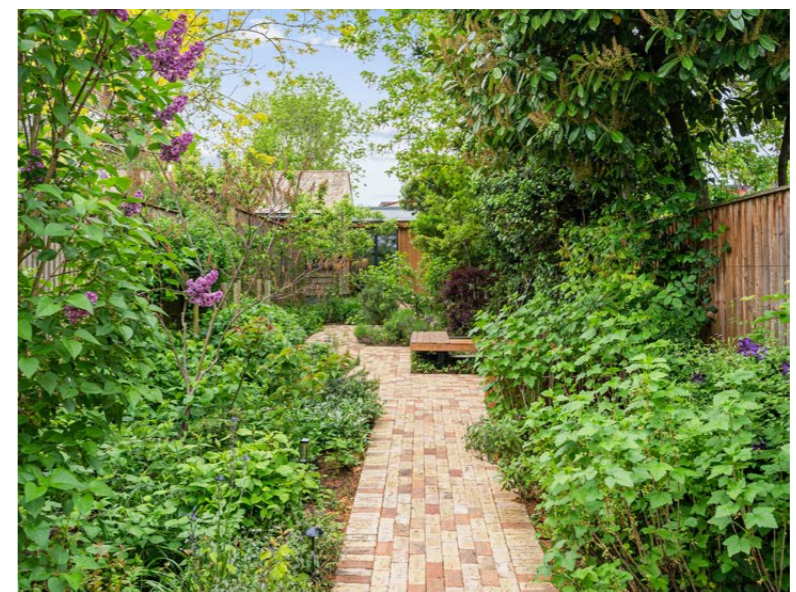
Kensal Rise and its surrounding pockets continue to attract those seeking a more design-led, community-driven lifestyle, without compromising on connectivity.

Additional Information

Local Authority: Brent

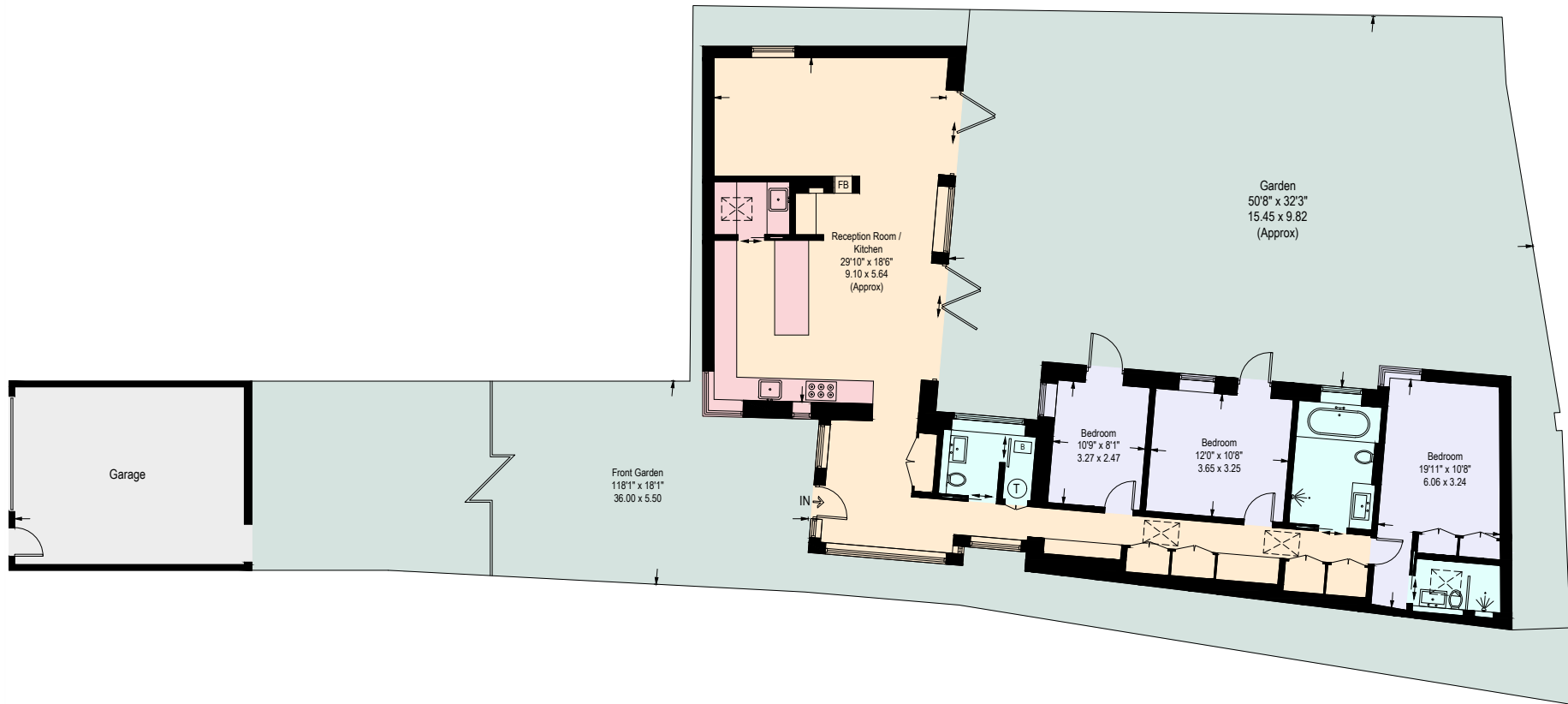
Council Tax Band: F

EPC Rating: B



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Hidden House

Approximate Gross Internal Area = 1466 sq ft / 136.2 sq m

Approximate Outside Area = 3712 sq ft / 344.9 sq m (Excluding Garage)

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.