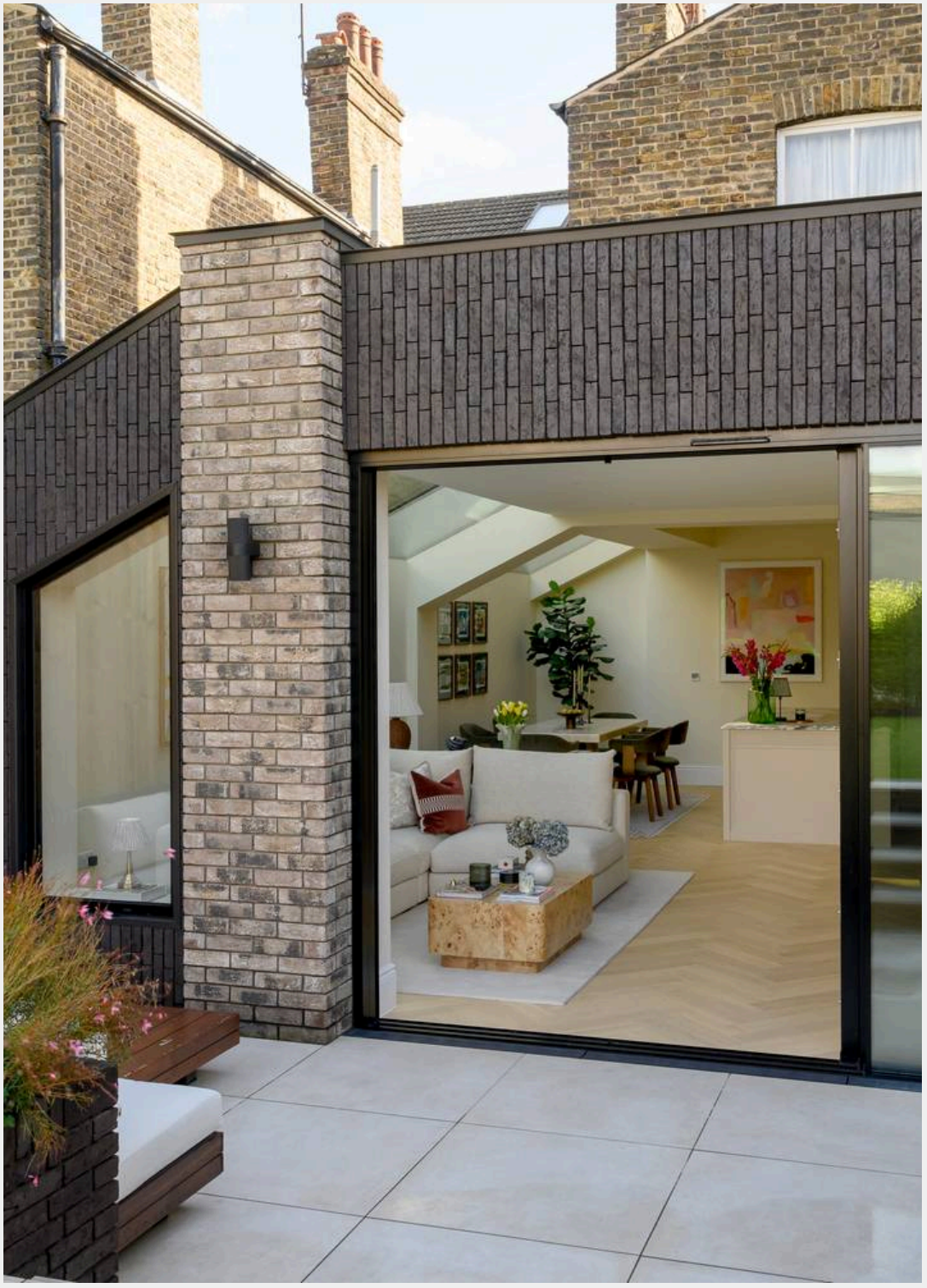


RIGBY & MARCHANT

Architecturally Designed Three Bedroom Garden Apartment in Queen's Park, NW10.



Okehampton Road, Queens Park, NW10

£1,500,000



RIGBY &
MARCHANT









An exceptional three bedroom garden apartment on one of Queen's Park's attractive tree lined residential streets, beautifully reimagined to combine the generous proportions of its Edwardian origins with striking contemporary architecture and carefully considered interiors.

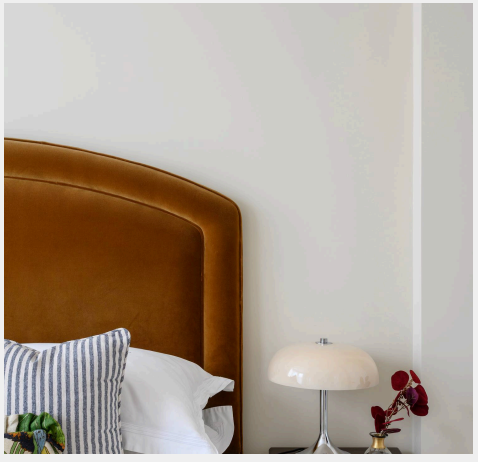
The apartment has been comprehensively refurbished and extended, creating a wonderfully individual home with impressive ceiling heights, herringbone oak flooring, underfloor heating and bespoke joinery throughout. The original proportions provide a sense of space and character, while the contemporary additions introduce an abundance of natural light and a strong connection to the garden.

At the heart of the home is a magnificent open plan kitchen, dining and reception room, created within a substantial six metre rear extension. A dramatic glazed ceiling floods the space with natural light, while full width sliding doors open directly onto the landscaped garden, creating a seamless transition between inside and out.

The beautifully appointed kitchen features bespoke cabinetry by Dan McClark, marble worktops and integrated Miele appliances, together with a Bora hob and generous storage. A restrained palette of natural materials and carefully considered finishes lends the space a sophisticated yet relaxed character, equally suited to everyday living and entertaining.

Three well proportioned double bedrooms are thoughtfully arranged away from the principal living space, providing a welcome sense of privacy. The principal bedroom features bespoke fitted wardrobes, while the bathrooms combine beautiful stone and tile finishes with elegant contemporary fittings and handmade cabinetry.









Outside, the landscaped private garden provides a peaceful retreat from the city, with a separate studio offering valuable flexibility for working from home, creative pursuits or additional leisure space. Secure rear access adds further practicality.

The result is a beautifully resolved contemporary home, combining architectural interest, exceptional attention to detail and the rare advantage of a private garden and independent studio in the heart of Queen's Park.

- Exceptional three bedroom ground floor flat
- Striking rear extension with glazed ceiling
- Bespoke kitchen with marble worktops and Miele appliances
- Landscaped private garden with separate studio
- Edwardian character with contemporary design throughout



Okehampton Road

Okehampton Road is an attractive tree lined street in Queen's Park, NW10, ideally positioned for the independent shops, cafés and restaurants of Chamberlayne Road and the surrounding neighbourhood. Queen's Park itself is within easy reach, offering beautiful open space, tennis courts, a children's playground and a popular weekend farmers' market. The nearby Maqam Centre, together with the area's independent restaurants and neighbourhood cafés, contributes to its distinctive creative and community atmosphere. The area is particularly popular with families, with a choice of well regarded state and independent schools and nurseries nearby. Kensal Rise Overground and Queen's Park Underground provide convenient connections across London, while the vibrant neighbourhoods of Kensal Rise and Notting Hill are also readily accessible.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



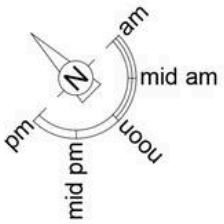






Okehampton Road, NW10

Approximate Area = 1339 sq ft / 124.4 sq m
Studio / Store = 268 sq ft / 24.9 sq m
Total = 1607 sq ft / 149.3 sq m
Including Limited Use Area (6 sq ft / 0.6 sq m)





Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1345237)



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