



RIGBY & MARCHANT

An exceptional architect designed family home in the sought after NW10 postcode. Rebuilt and reimagined to an outstanding standard, offering over 2,800 sq ft of beautifully crafted accommodation, a detached garden studio, landscaped garden and off street parking.



Leighton Gardens, Queens Park - NW10 3PS

£2,750,000



RIGBY &
MARCHANT

A remarkable family home that has been comprehensively rebuilt and reimagined by the current owners, creating one of the finest houses in the area. Thoughtfully designed in collaboration with Erin Barr Design, the house has undergone a complete transformation, extending and reconfiguring the original building to create a home that feels both architecturally striking and effortlessly liveable.

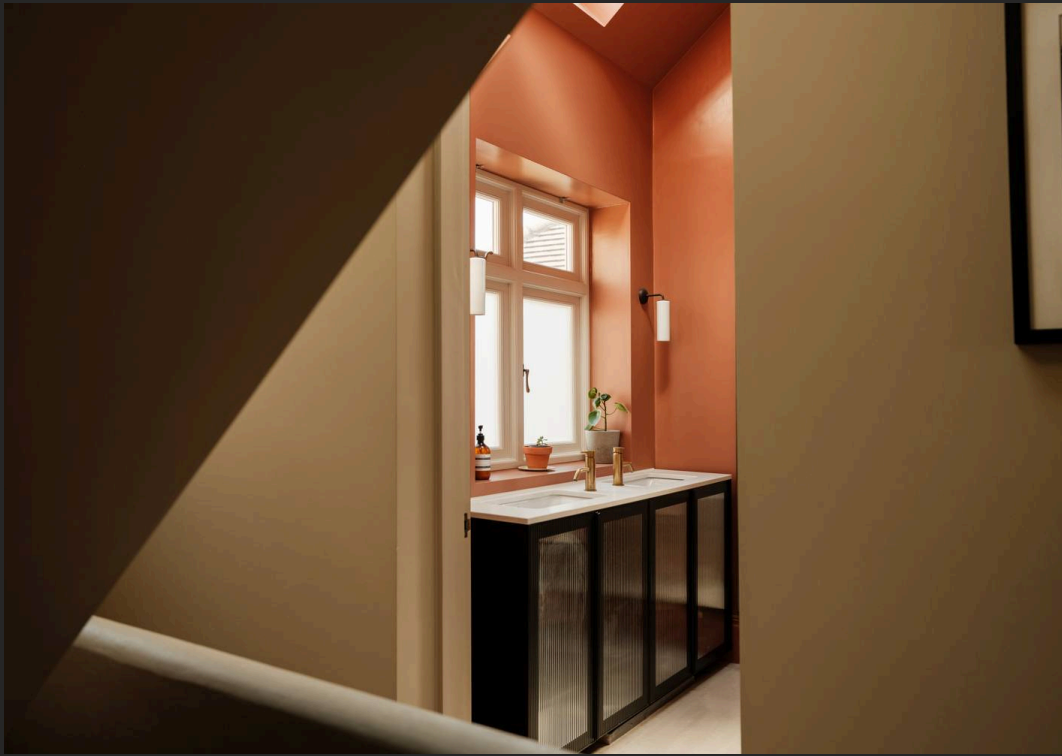
Behind the handsome façade lies almost 2,850 sq ft of beautifully balanced accommodation. Natural light pours into the house from every angle, with soaring ceilings, carefully positioned rooflights and dramatic steel framed glazing creating a wonderful sense of volume throughout. The palette is calm and understated, with oak flooring, microcement finishes and a refined selection of fittings and materials chosen with extraordinary attention to detail. The result is a home that feels cohesive, considered and beautifully executed at every turn.

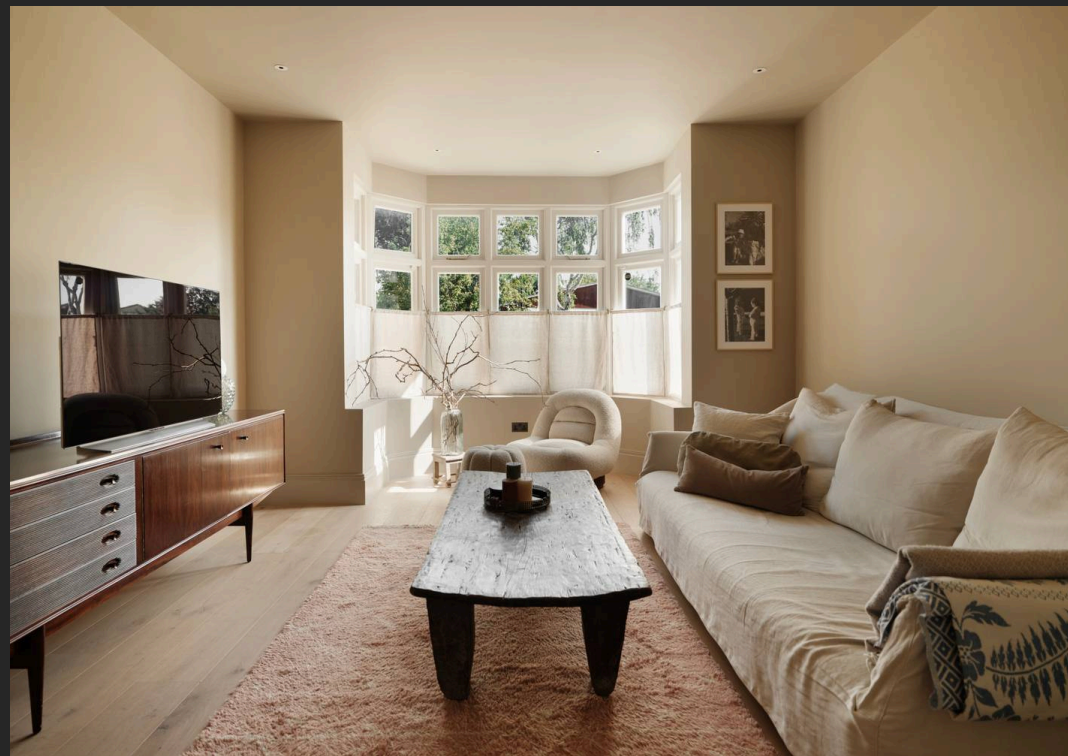
The heart of the home is an exceptional open plan kitchen, dining and living space extending across almost the entire ground floor. Three monumental arched windows frame views of the garden beyond, while a series of rooflights flood the interior with natural light throughout the day. Centred around a beautifully appointed kitchen with premium appliances, this is a space designed equally for everyday family life and large scale entertaining. The result feels more akin to a contemporary gallery than a traditional family home, yet remains warm, welcoming and highly functional. A separate reception room to the front provides a quieter retreat, whilst the detached garden studio offers excellent flexibility as a home office, gym, creative workspace or guest accommodation.

The upper floors are equally impressive. Four generous bedrooms and three bathrooms are arranged across the first floor, whilst the entire top floor is devoted to a superb principal suite. Here, floor to ceiling glazing frames far reaching views across the surrounding gardens and rooftops, complemented by a substantial dressing room and beautifully appointed bathroom.

Outside, the landscaped rear garden has been designed as a seamless extension of the house, with clean architectural lines softened by thoughtful planting. Off street parking to the front completes a home that is as practical as it is beautiful.









Beyond its design credentials, the house has been engineered to perform exceptionally well. Running entirely on electricity, it incorporates an air source heat pump system, underfloor heating throughout, solar panels and a host of carefully considered infrastructure upgrades that ensure the home is as efficient and future proof as it is beautiful.

Rarely does a house combine architectural ambition, design integrity and family functionality so successfully. This is a home that has been rebuilt rather than simply renovated, with every detail executed to an exceptional standard and with an unwavering commitment to quality.

Leighton Gardens is a handsome tree lined street in the heart of the Queen's Park area, perfectly positioned between Queen's Park, Kensal Rise and Brondesbury Park. The independent cafés, restaurants and shops of Salusbury Road and Chamberlayne Road are close by, as are the open green spaces of Queen's Park. Excellent transport links and a strong selection of local schools continue to make this one of North West London's most popular neighbourhoods for families.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

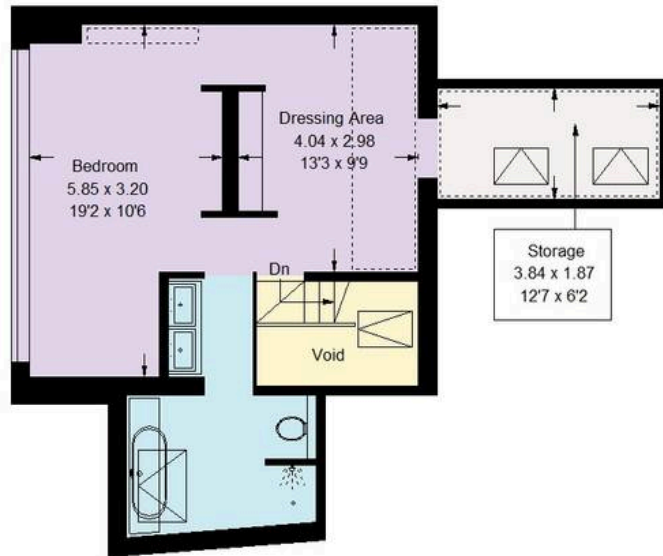
- Incredible semi detached family house
- Exceptional condition throughout
- 5 bedrooms
- Landscaped south facing garden
- Off street parking
- Garden Studio/Gym

Leighton Gardens, NW10

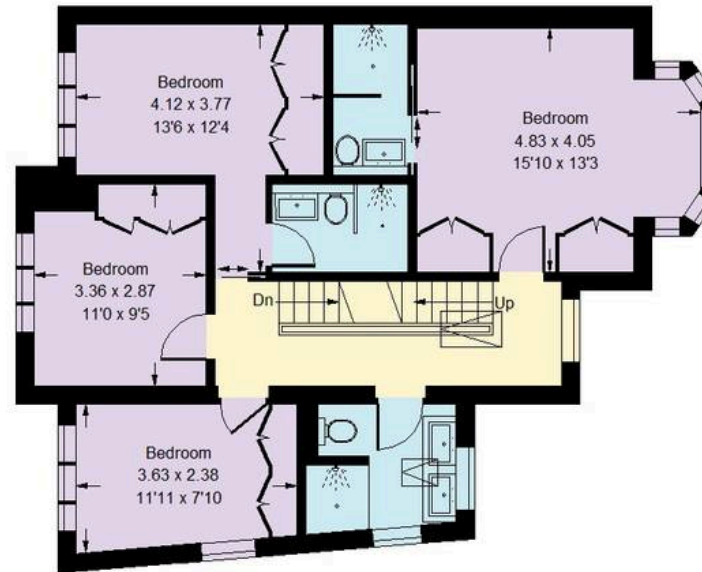
Approx. Gross Internal Area = 243.7 sq m / 2623 sq ft
 Office & Studio = 19.1 sq m / 205 sq ft
 Total = 262.8 sq m / 2828 sq ft
 (Including Reduced Headroom & Excluding Void)



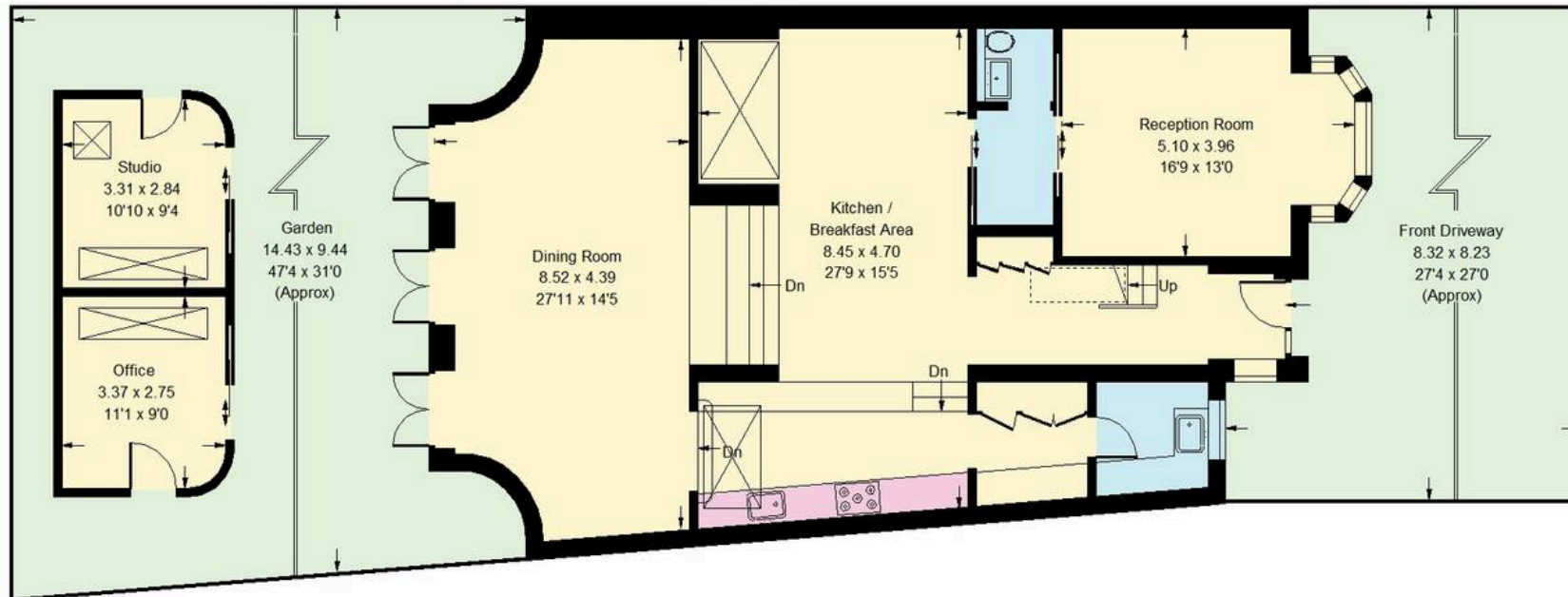
 = Reduced headroom
 below 1.5 m / 5'0"



Second Floor



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

R&M