



LEIGHTON GARDENS

London NW10



DESIGN-LED LIVING, BEAUTIFULLY EXECUTED

Occupying a prime position on one of Kensal Rise's most sought after roads, Leighton Gardens, this exceptional semi-detached family home has been comprehensively renovated and architecturally redesigned to create a beautifully balanced home extending to over 2,800 sq ft.



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EPC

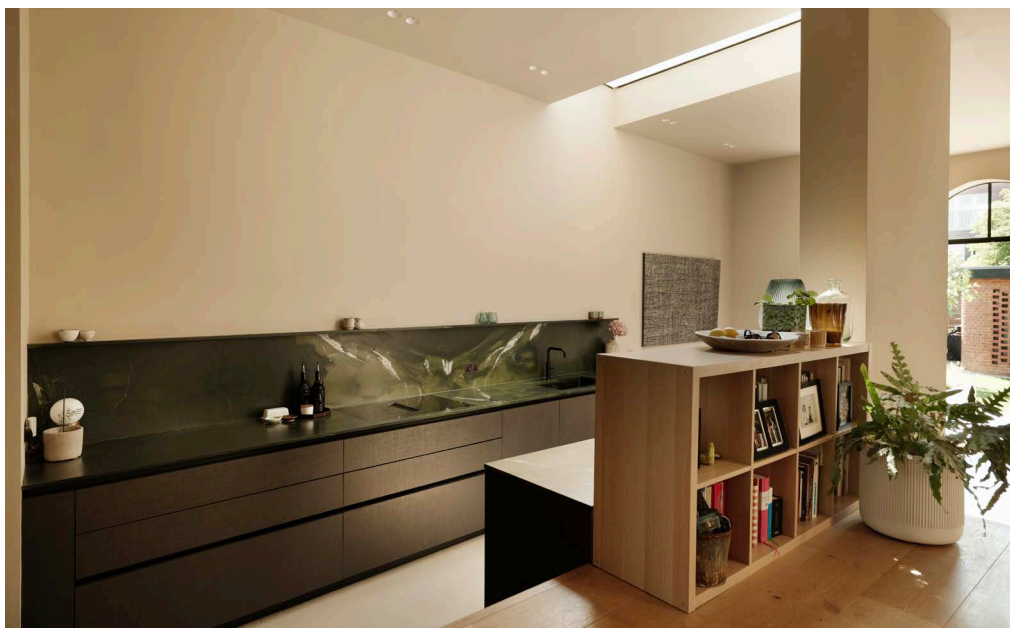
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Local Authority: London Borough of Brent

Council Tax band: E

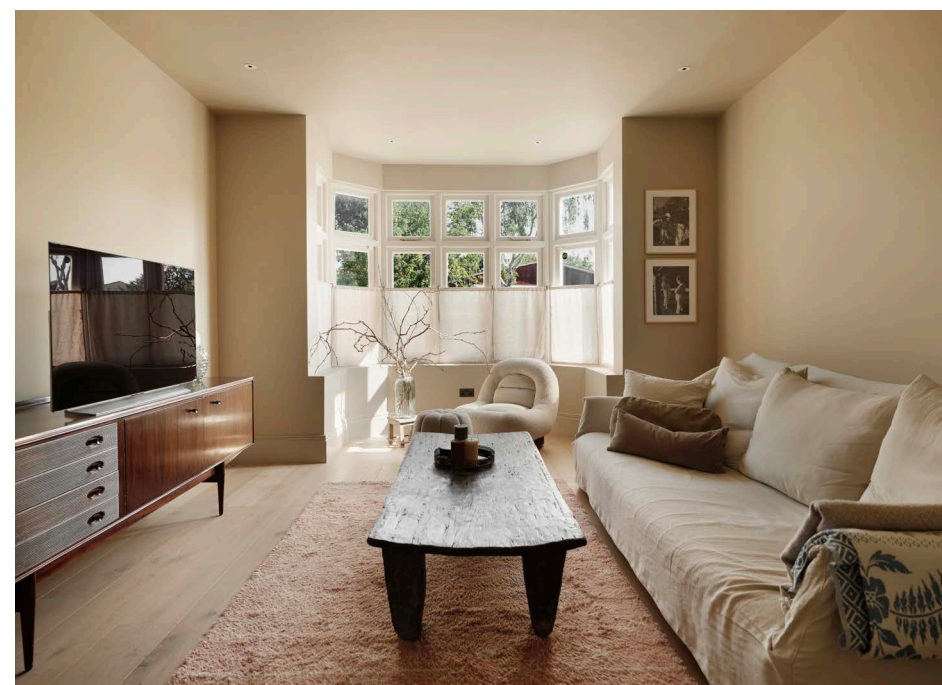
Tenure: Freehold

Guide Price: £2,750,000



Set back behind a generous front driveway providing ample off street parking, complete with an electric vehicle charging point, the property immediately impresses. Upon entering, your eye is drawn straight through to the magnificent south facing garden, perfectly framed by a series of elegant arches that establish the calm and serene aesthetic found throughout the house.

The former garage has been seamlessly incorporated into the accommodation, transforming the property into an impressive double fronted home. The thoughtfully designed kitchen occupies one side of the house, arranged as a semi-open, semi-galley space with an adjoining utility room, offering both practicality and connection to the wider living areas. A separate front reception room provides an additional retreat, while a guest cloakroom completes the ground floor accommodation.





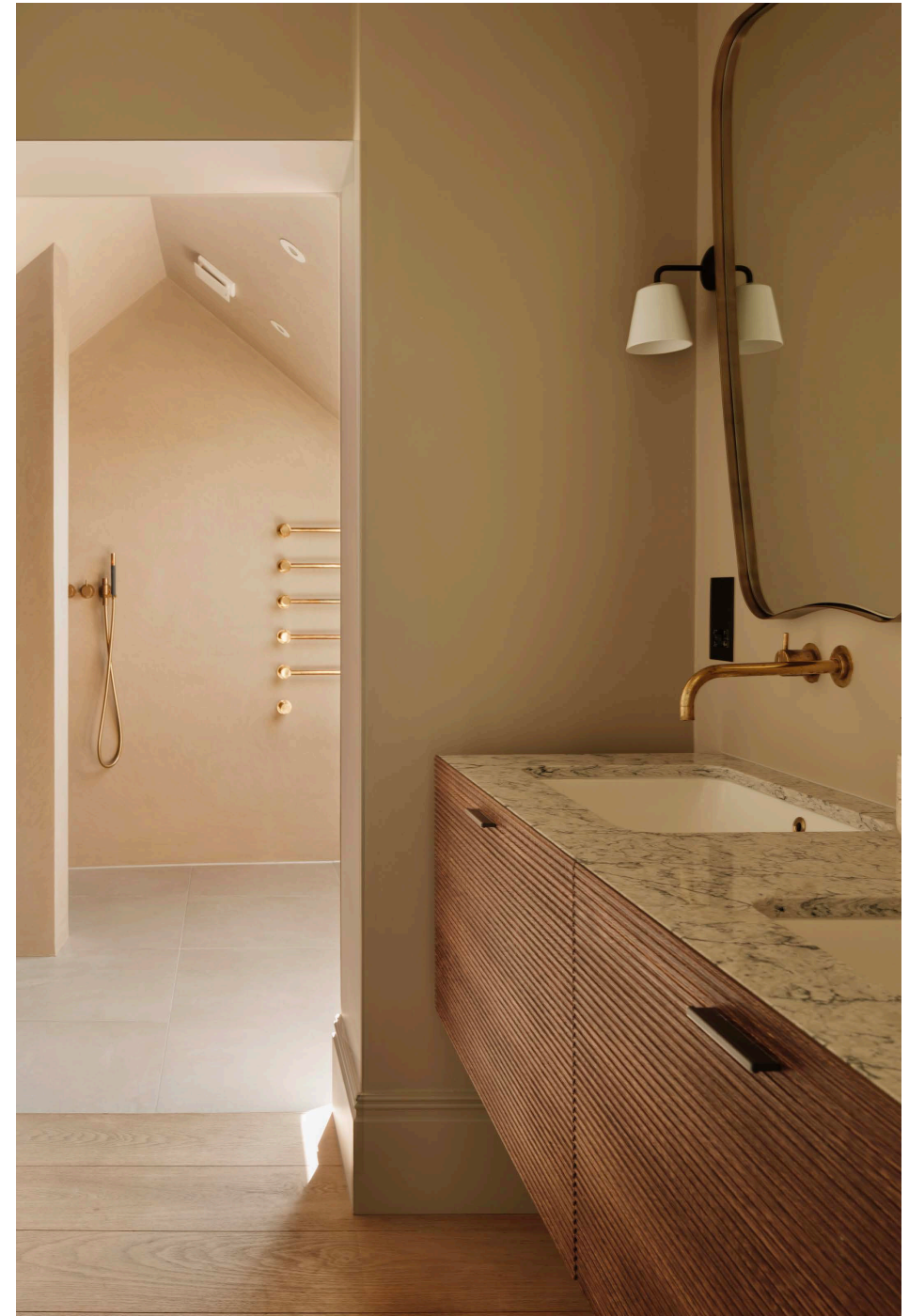




A STANDOUT PRINCIPAL SUITE...

Occupying the entirety of the top floor, the principal suite is truly spectacular, offering an impressive sense of space, privacy, and luxury. Floor-to-ceiling glazing floods the room with natural light while framing far reaching views, creating a striking and ever-changing backdrop.

A substantial dressing room provides ample storage and a boutique-like feel, perfectly complementing the generous proportions of the suite. Completing the space is a beautifully appointed en suite bathroom, designed with a focus on comfort and indulgence, delivering a refined and tranquil retreat.

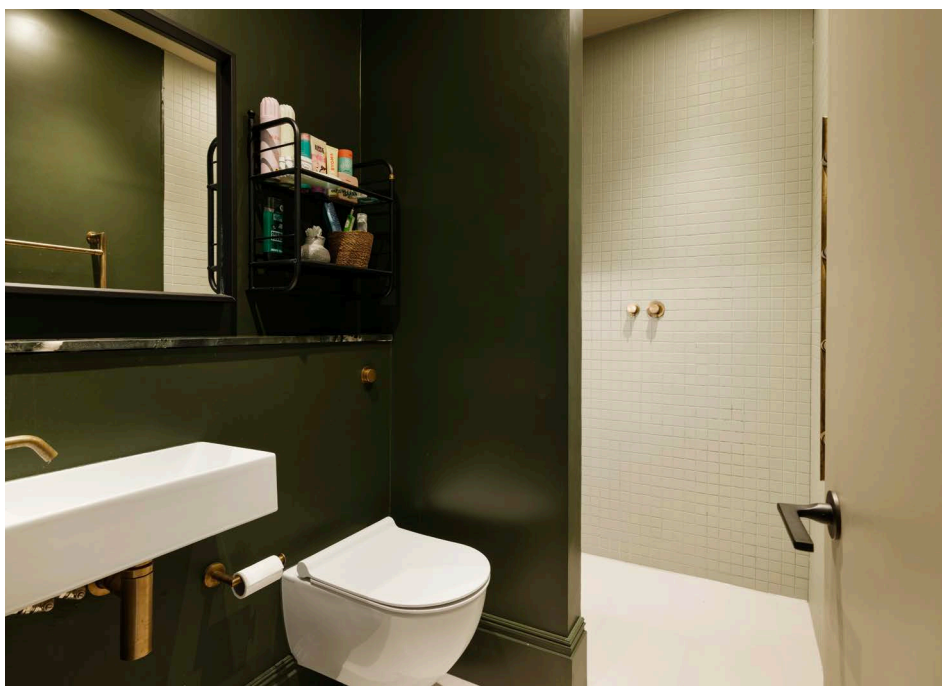






The first floor comprises four generous double bedrooms, thoughtfully arranged to maximise both space and privacy. Two of the bedrooms benefit from well appointed en suite bathrooms.

An additional contemporary family bathroom serves the remaining two bedrooms, ensuring practicality without compromising on style. Together, the layout provides well balanced and versatile accommodation, perfectly suited to the needs of modern family living, with ample room for relaxation, personal space, and everyday comfort.



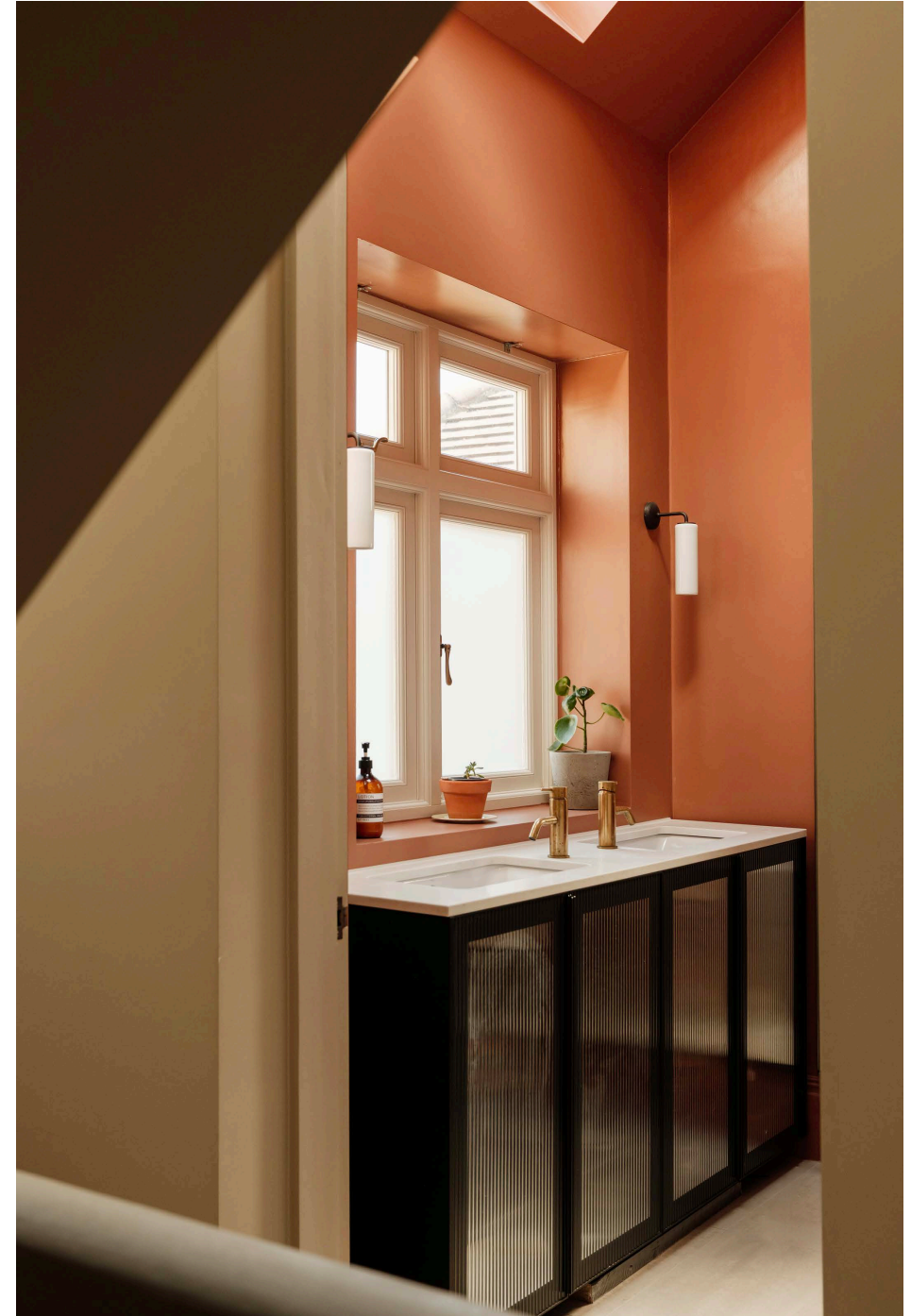
Further enhancing the home, underfloor heating runs throughout, delivering consistent warmth and a sleek, uncluttered finish. The current owners have also placed a strong emphasis on sustainability, creating an eco-friendly and energy efficient home complete with solar panels and a modern air source heat pump.





Meticulously designed throughout, this remarkable home combines architectural integrity with a sense of tranquillity, creating a sophisticated yet wonderfully liveable family residence in the heart of Kensal Rise.

The beautifully landscaped south facing garden is complemented by an outstanding architect designed outbuilding to the rear. Distinguished by its curved walls and intricate brick detailing, this versatile space currently provides two separate home offices, although it could equally serve as a gym, studio or creative workspace.







Approximate Gross Internal Area = 262.8 sq m / 2828 sq ft

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. (ID767266)

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