

Kempe Road

Queens Park, London NW6

WAYNE & SILVER



The Property

A wonderful four-bedroom, two-bathroom period house set in the tranquil surroundings of Queen's Park.

Offering 2,194 sq ft of accommodation, this charming home combines elegant period detail with thoughtful modern design. The ground floor showcases this beautifully, with a stunning double reception room featuring ornate corning, an elegant fireplace, bespoke cabinetry and shutters. To the rear, the superb kitchen/dining room extension has been carefully designed with expansive skylights, a central island, bespoke cabinetry and French doors opening directly onto the garden.

The large south-facing garden is a true highlight of the property, with a patio area ideal for entertaining, pretty borders and a flexible studio/office space to the rear, together with additional storage.

The first and second floors provide four spacious bedrooms. The impressive 17' principal bedroom is located on the first floor and features a beautiful fireplace and bay window. Two further double bedrooms and a family bathroom complete this level. The fourth bedroom is situated on the top floor and would make an ideal guest room, benefiting from an en-suite shower room and wonderful views across the London skyline.

Kempe Road is ideally located for Queen's Park itself, approximately 0.5 miles from Queen's Park Station, offering Bakerloo Line and Overground services. The coffee shops, restaurants and boutiques of Salusbury Road and Chamberlayne Road are also moments away.

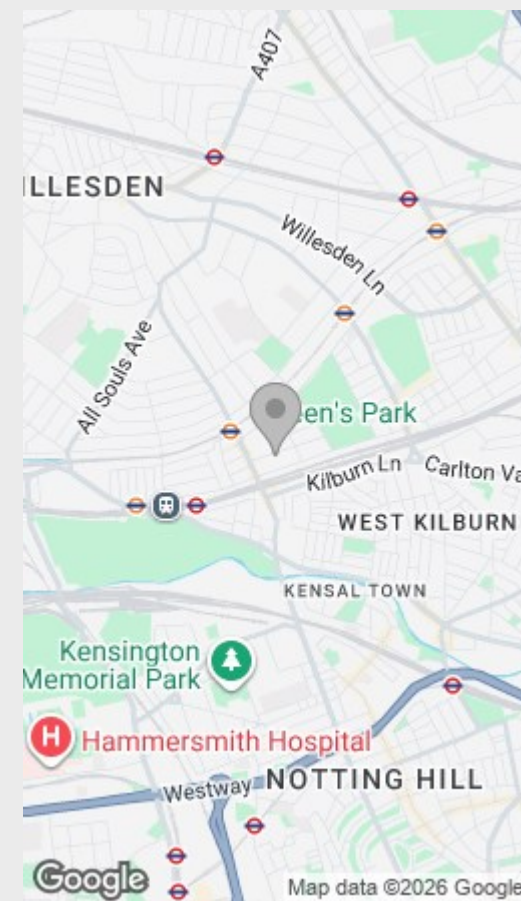
Key Features

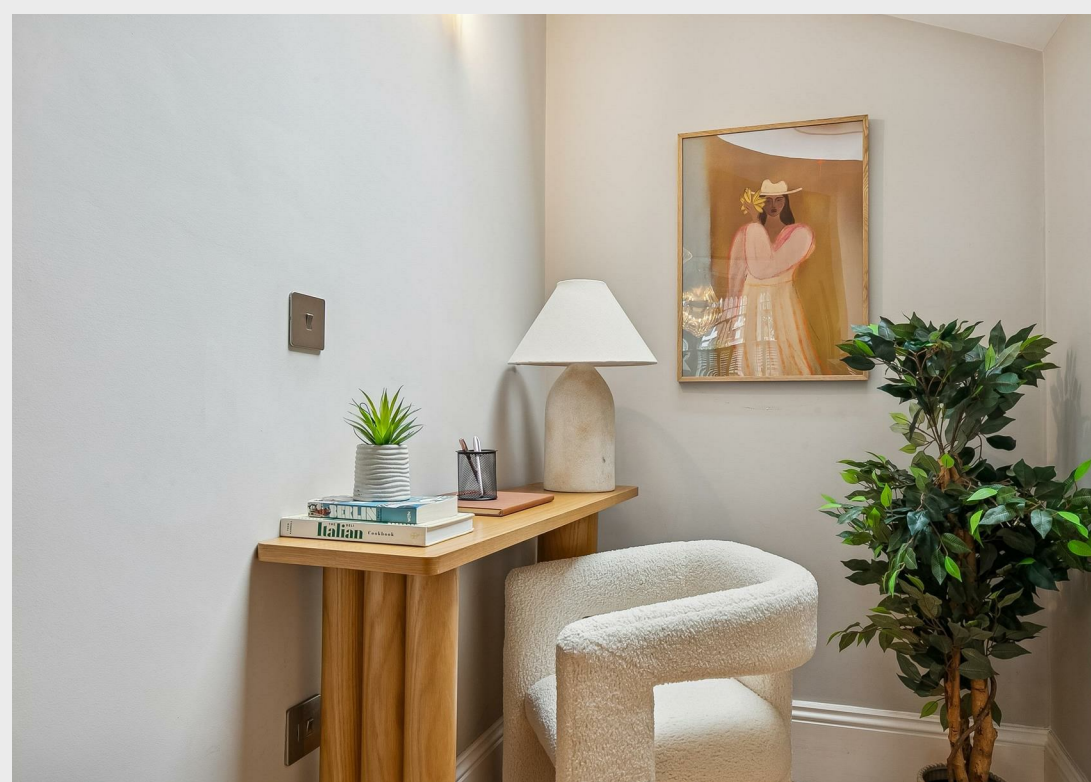
- Elegant period house
- 4 bedroom 2 bathrooms
- South facing garden
- Prime Queens Park location
- Available Chain-Free





Location







Kempe Road

£2,350,000

BEDROOMS

4

BATHROOMS

2

INTERNAL

2194.00 sq ft

EPC

C

LOCAL COUNCIL

Brent

TAX BAND

F

TENURE

Freehold



Floorplan & EPC

£2,350,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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