



LB

Loporto Browne
— RESIDENTIAL —

Kings Road, NW10

£1,250,000

3 1 2



- Beautifully presented Edwardian family home extending to approximately 1,500 sq ft
 - Impressive through reception room with high ceilings and retained period features
 - Bespoke Luxmoore & Co Shaker-style kitchen with integrated appliances and wonderful private guest-facing garden arranged into separate breakfast, lunch and cocktail zones
 - Access to Willesden Green and Dollis Hill stations, Roundwood Park and local cafés, restaurants and amenities
 - Positioned on a particularly wide and peaceful section of this sought-after residential street
 - Architect-designed side-return extension creating a superb open-plan kitchen and three well-proportioned bedrooms and a stylish family bathroom with powder room
 - Forward-looking studio offering flexible use as a home office, gym or creative space
- Sarah & Oli are delighted to represent this exceptional home



Situated on Kings Road, one of Willesden's most attractive tree-lined residential streets in the area, this beautifully presented Edwardian family home combines original character with luxury finish.

This is a substantial and welcoming family home where period character, thoughtful design and everyday practicality have been brought together exceptionally well. From the bespoke kitchen and beautifully zoned garden to the individual artistic details, it is a house that has been designed to be enjoyed.

Liana & Oli are delighted to represent this exceptional home.



Approximate Gross Internal Area (Excluding Shed) = 148.2 sq m / 1595 sq ft
 Approximate Gross External Area = 132.5 sq m / 1426 sq ft
 Loft = 42.3 sq m / 455 sq ft
 Shed = 6.0 sq m / 65 sq ft



This floor plan has been drawn in accordance with RICS property measurements 2nd edition. All measurements, including floor area, are approximate and for illustrative purposes only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	