



Kempe Road
NW6

FOR SALE
FREEHOLD

£2,350,000

For Sale via Camerons Stiff & Co.

A beautifully presented four-bedroom terraced Edwardian house, situated in a commanding position on one of Queens Park's most sought-after roads. The property is offered Chain Free and presents an outstanding opportunity to acquire a gorgeous family home that's equidistant from the bustle of both Queens Park and Kensal Rise.

Upon entry, it becomes immediately apparent that the current owners have cosseted







the house for several years. The house has been decorated tastefully and it's clear the owners intended to implement an interior design scheme that's contemporary in scope, yet deeply sympathetic to the original character of the property.

The Ground Floor is split into two predominant living areas; there's a substantial double reception room at the front, while the rear comprises a sizeable open-plan kitchen/diner. The double reception room retains a number of exquisite original Edwardian architectural features, including picture railing, cornicing, hardwood strip-flooring and a cast-iron fireplace.

The rear is impressive and is abundant in natural light throughout the day owing to the property's southerly aspect, two sets of double doors and four glass apertures above the side-return. The garden is immaculate, offering a large patio, a 38ft lawn and a rear



studio. The studio could be a work-from-home space or gym.

The upper floors comprise four bedrooms, one of which is ensuite. The principal bedroom is situated at the front of the First Floor and is serviced by the family bathroom in the midriff. The loft conversion offers an ensuite shower room.

Early viewing is highly recommended.

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- Four-bedroom Edwardian terraced house
- Prime location in sought-after Queen's Park
- Beautifully presented throughout
- Double reception room with original features
- Spacious open-plan kitchen/dining area
- South-facing garden with 38ft lawn
- Garden studio ideal for office or gym
- Principal bedroom plus ensuite loft bedroom
- Close to Queen's Park and Kensal Rise amenities
- COUNCIL: Brent(E)









Ground Floor

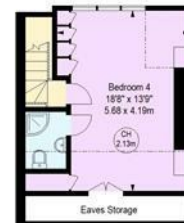
Kempe Road, NW6
 Approximate gross internal area
2194 sq ft / 203.82 sq m
 (Including Eaves Storage & Outbuilding)
 Eaves Storage
 45 sq ft / 4.18 sq m
 Outbuilding
 167 sq ft / 15.51 sq m



Key :
 CH - Ceiling Height



First Floor



Second Floor



Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
 © Orange Tree Photography

Approx 2194.00 sq ft

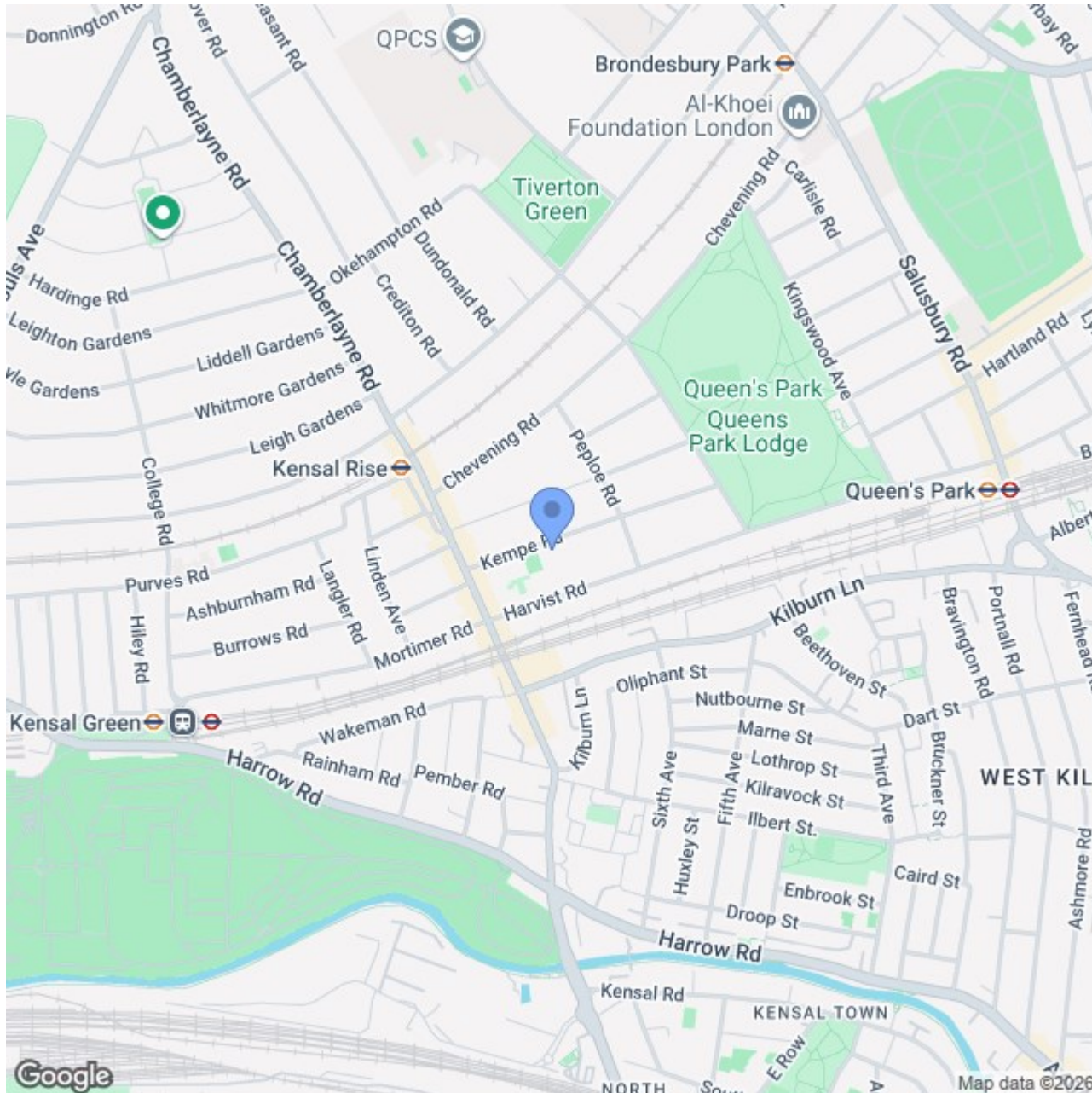
EPC: C

Brent (E)

Ref: 19786360

Location

Kempe Road is one of the most coveted roads in Queen's Park. Situated east of the park itself, the house benefits from an equidistant position between Queen's Park and Kensal Rise. Lonsdale Road, Chamberlayne Road and Salusbury Road are all within walking distance. Many buyers choose to buy in this specific location to benefit from the vast array of independent cafes, bars, restaurants, and bistros on all three streets. Local transport links include Kensal Rise (Overground) and Queen's Park (Bakerloo).



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EST. 1982



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