

COLLEGE ROAD
LONDON, NW10

GRANT J BATES
— PROPERTY —





Refurbished and extended Victorian home, Prime Kensal location

GJB

College Road, London, NW10

Freehold

- **Victorian Property**
- **Over 1500 Sq Ft**
- **3/4 Bedrooms**
- **2.5 Bathrooms**
- **Fully Refurbished**
- **Bespoke Bathrooms**
- **West Facing Garden**
- **Chain Free Sale**
- **Excellent Schools**
- **Prime Kensal Rise Location**

Description

Set on one of Kensal Rise's most sought-after residential streets, this beautifully reimagined Victorian home has been comprehensively renovated, extended and reconfigured to create a refined four-bedroom family house where thoughtful design and everyday practicality sit in perfect balance.

Behind its restored façade, the house unfolds with a calm and cohesive palette of natural materials, soft tones and carefully curated finishes. Original fireplaces have been retained and restored, providing a subtle nod to the building's heritage, while a complete renovation completed between 2025 and 2026 has transformed the property into a turnkey home of exceptional quality. Floors and ceilings have been rebuilt with enhanced insulation, all windows replaced with new double glazing, and every element considered through both a design and functional lens.

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The ground floor is anchored by a beautifully executed kitchen and dining space where skylights, Crittall-style glazing and large glazed doors draw natural light deep into the house throughout the day. Bespoke timber cabinetry is paired with quartz worktops, Claybrook tiling, brass detailing and a suite of Miele appliances, including an American-style fridge freezer, boiling water tap and integrated food waste disposer. The result is a space that feels both architectural and welcoming, seamlessly connecting the interior to the west-facing garden beyond.

Across the upper floors, four generous bedrooms are accompanied by two beautifully finished bathrooms and an additional guest WC. Otto and Claybrook tiles, digital underfloor heating, brushed brass fittings and carefully selected fixtures create a consistent design language throughout, while the principal family bathroom features a freestanding bath positioned as a focal point within the spa

A loft conversion has introduced two further bedrooms and a contemporary shower room, completing a highly flexible layout suited to modern family living. Throughout the home, oak flooring finished with invisible oil, dimmable lighting and a carefully considered Farrow & Ball-inspired palette reinforce the calm, understated aesthetic that defines the property.







Situation

Positioned moments from Kensal Rise's independent cafés, restaurants, shops, transport links and highly regarded local schools, the house combines considered design with outstanding convenience. Queen's Park is also within easy walking distance, while the strong sense of community that has made this pocket of North West London so enduringly popular is evident from the moment you arrive.

Offered chain free, this is a rare opportunity to acquire a recently completed family home where the hard work has already been done, allowing the next owner to simply move in and enjoy.

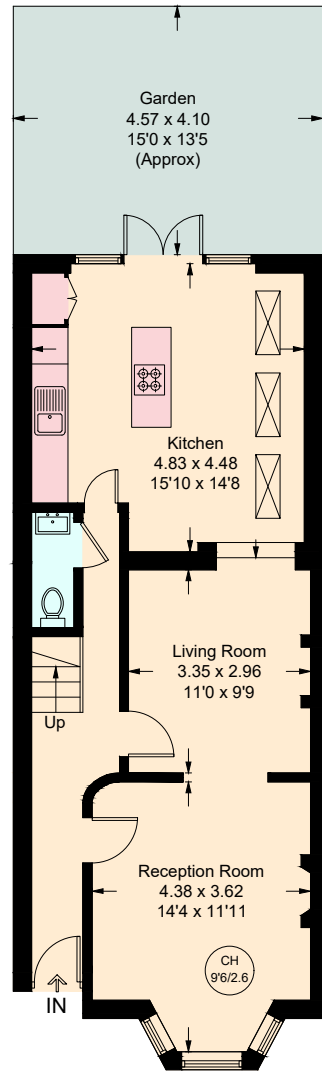
Additional Information

Local Authority: London Borough of Brent
Council Tax Band: D
EPC Rating: D




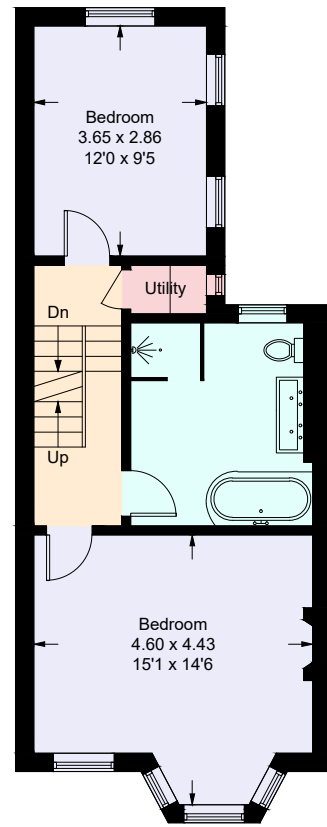
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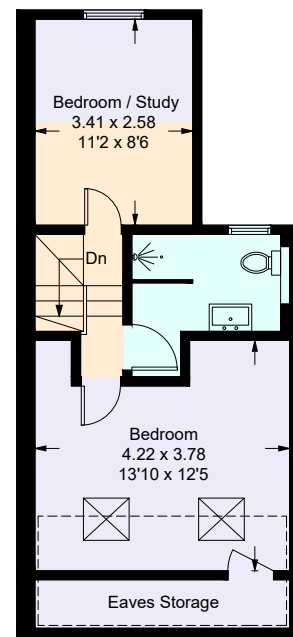


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

College Road

Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.