



LEIGHTON GARDENS
LONDON, NW10

GRANT J BATES
— PROPERTY —



Restored and extended Victorian home on premier Kensal Rise road

GJB

Leighton Gardens, London, NW10

Freehold

- Victorian Semi-Detached
- Over 2,500 Sq Ft
- Four/Five Bedrooms
- Three/Four Bathrooms
- Fully Refurbished
- Bespoke Kitchen Design
- Underfloor Heating
- Landscaped Garden
- Chain Free Sale
- Prime Kensal Address

Description

A Victorian semi-detached home on one of Kensal Rise's most sought-after tree-lined streets, extending to over 2,500 sq ft and comprehensively refurbished to deliver a turnkey, design-led family house of real quality and presence.

Occupying a prime position on Leighton Gardens, this four/five-bedroom, three/four-bathroom freehold home has been meticulously reimagined, combining the scale and elegance of its Victorian heritage with a carefully executed contemporary finish. The exterior has undergone full restoration, including repointing and specialist cleaning of the brickwork to reinstate its original character, alongside a newly built front wall with railings and gates, landscaped frontage and a striking green front door that sets the tone on arrival.

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Internally, the house unfolds across multiple levels with a layout designed for modern family living. Ceiling heights, original proportions and retained period features, including feature fireplaces within the reception spaces, provide a sense of heritage, while a full rewire, bespoke joinery and a carefully curated material palette elevate the finish throughout.

The ground floor is anchored by an exceptional open-plan kitchen, dining and family space, designed as the true heart of the home.

A bespoke hardwood kitchen is centred around a statement island with contrasting cabinetry and integrated breakfast bar seating, finished with quartz worktops and matching upstands. A Rangemaster dual fuel range cooker with glass splashback forms a focal point, complemented by a suite of integrated Neff appliances including full-height fridge and freezer, dishwasher and a dedicated wine fridge.

Expansive glazing to the rear, with bespoke aluminium three-panel sliding doors, draws natural light deep into the space and opens directly onto the garden, creating a seamless indoor-outdoor connection. Engineered oak flooring runs throughout the kitchen and dining space, paired with electric underfloor heating, while large-format stone-effect porcelain tiling continues through the wider ground floor areas, balancing warmth with durability and clean design continuity.



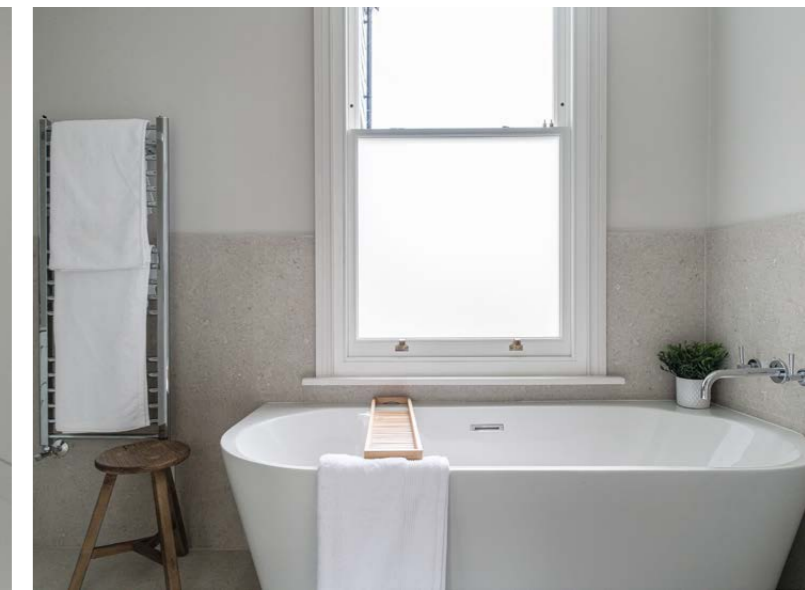
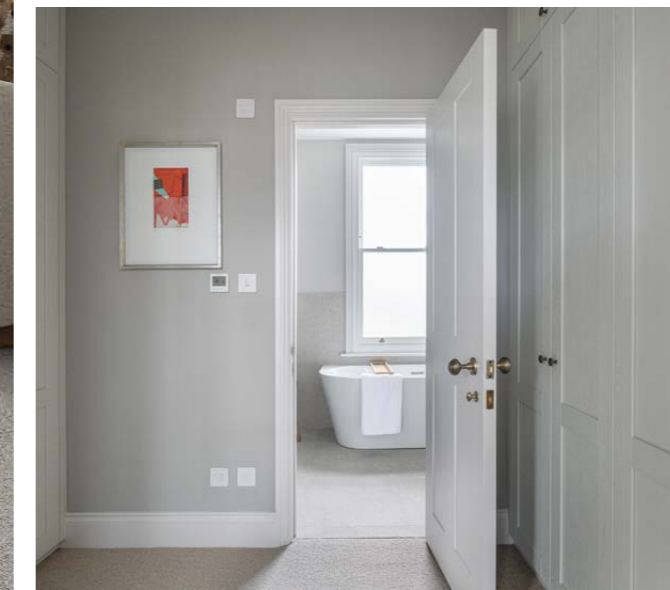


A separate utility and boot room adds a layer of practicality rarely found in period homes, fitted with washing machine and condenser dryer, allowing the main living spaces to remain uncluttered. A further reception room to the front provides flexibility as a formal lounge, snug or media room.

The rear garden has been thoughtfully landscaped, featuring a terrace laid in Raj Green Indian sandstone, newly turfed lawn and planting, enclosed by rebuilt and repointed brickwork with timber slatted screening for privacy, creating a clean, architectural outdoor setting.

Upstairs, the accommodation is both generous and versatile, with four principal bedrooms and a fifth room ideal as a nursery, dressing room or study. The principal suite is particularly well executed, with bespoke fitted wardrobes to both sides and a refined en-suite. Bathrooms throughout are finished to a high standard, with contemporary fittings, freestanding bath and walk-in shower arrangements, all aligned with the home's broader design language.

Further detailing includes bespoke timber sash double-glazed windows throughout, high-spec wool carpets with luxury underlay to upper floors, and integrated WiFi boosters installed across the house to support modern connectivity.





This is a rare opportunity to acquire a fully refurbished, chain-free Victorian home of scale, where period integrity and contemporary design have been carefully balanced to create a house that feels both timeless and immediately liveable.

Situation

Leighton Gardens is widely regarded as one of Kensal Rise's premier residential addresses, a quiet, community-driven street characterised by substantial period homes. Kensal Green and Kensal Rise stations are both within easy reach, offering excellent connectivity, while nearby Chamberlayne Road provides a vibrant mix of independent cafés, restaurants and local amenities. The area is also well served by highly regarded schools including Ark Franklin Primary Academy, Princess Frederica and Malorees Junior School, making it particularly appealing for family buyers.

Additional Information

Local Authority: London borough of Brent

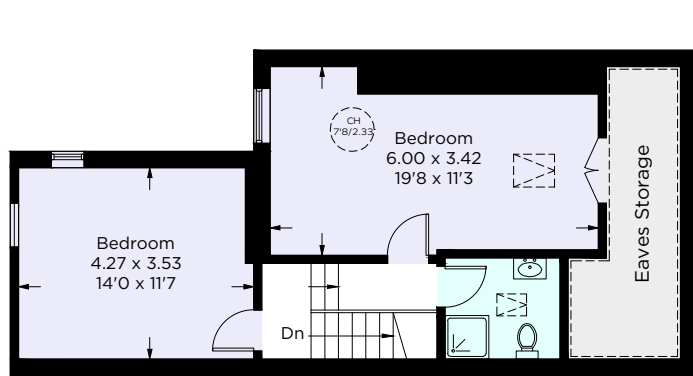
Council Tax Band: E

EPC Rating: C

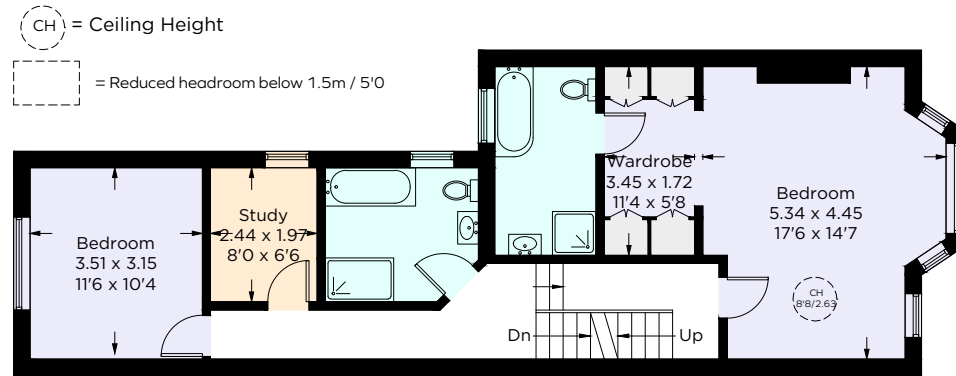


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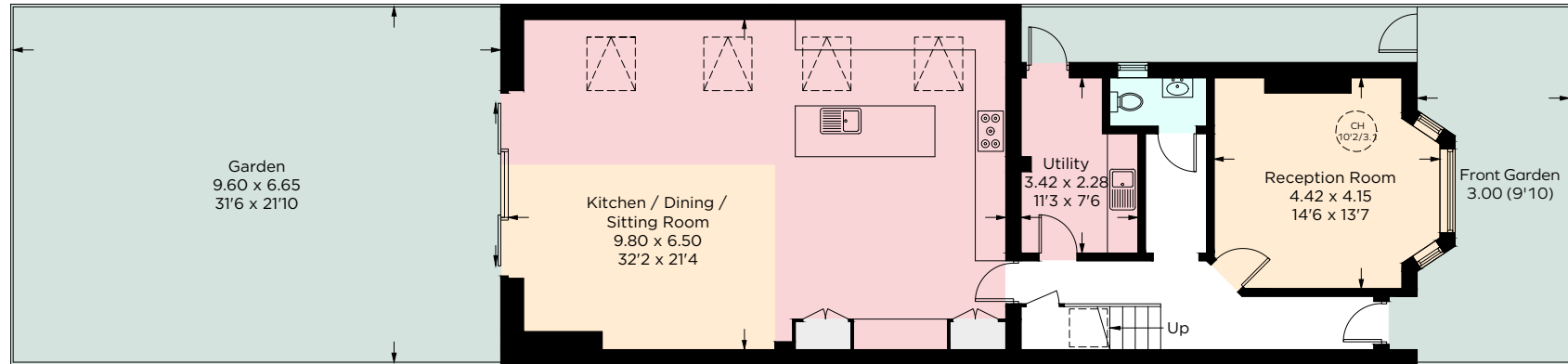




Second Floor



First Floor



Ground Floor

CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0

Leighton Gardens

Approximate Gross Internal Area (Including Eaves Storage) 233.7 sq m / 2515 sq ft

Approximate Gross External Area = 95.4 sq m / 1027 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.