



Purves Road | Kensal Rise | London | NW10

Asking Price - £1,650,000



- Exceptional refurbishment
- Three bathrooms
- Ideal family home
- Located on Purves Road
- Four bedrooms
- 2,312 sq ft
- Private rear garden
- Close to amenities

A beautifully refurbished Kensal Rise home, crafted with care and character, this four bedroom, three bathroom home has been meticulously refurbished to a high standard and offers a layout rarely found in a traditional London terrace. Its unusually wide rear elevation creates impressively scaled living spaces, lending the property a sense of volume and openness that sets it apart from the norm. Thoughtfully reimaged throughout, the house blends period charm with contemporary design, soft neutral tones, and refined modern finishes.





Stepping inside, you are welcomed by a broad, beautifully finished hallway that flows into an elegant double reception room with access to a charming courtyard, an inviting space that introduces the home's generous proportions. The ground floor further features a spacious open-plan kitchen, dining, and living area made even more striking by the width of the house. The bespoke kitchen includes integrated appliances, custom cabinetry, skylights, a separate utility area, and expansive sliding doors that open directly onto the garden, filling the entire space with natural light. A guest cloakroom completes this level.

The first floor hosts two large double bedrooms and a sleek family bathroom, alongside a beautifully appointed principal suite at the front, enhanced by a bay window and an elegant ensuite. The top floor bedroom has been thoughtfully curated, featuring a Juliet balcony and its own ensuite shower room an ideal retreat or guest bedroom.

Purves Road is ideally located for excellent transport connections, with the London Overground at Kensal Rise and the Bakerloo line at Kensal Green providing swift access across the city. Chamberlayne Road, with its array of independent cafés, shops, and restaurants, is moments away and has firmly established Kensal Rise as one of northwest London's most fashionable neighbourhoods.



Purves Road, NW10

Approximate gross internal area

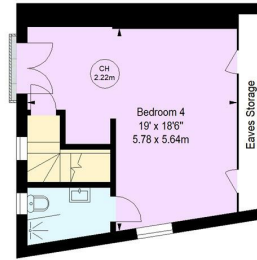
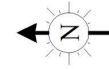
214.78 sq m / 2312 sq ft

(Including Restricted Height Under 1.5m)

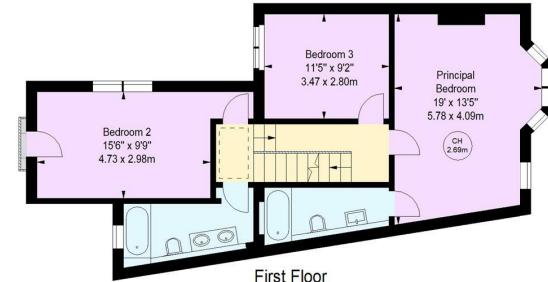
Restricted Height Under 1.5m

8.64 sq m / 93 sq ft

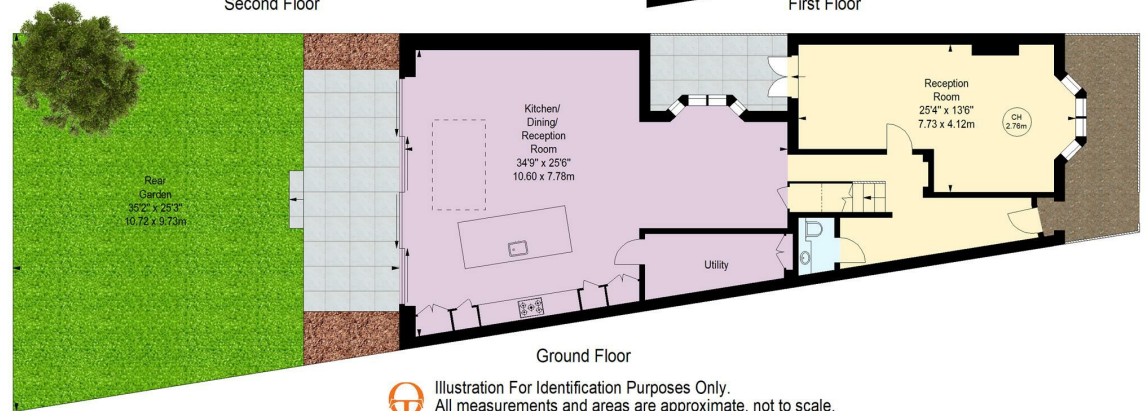
Key :
CH - Ceiling Height



Second Floor



First Floor



Ground Floor

Rear Garden
32'2" x 25'3"
10.72 x 9.73m



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Council Tax Band **D** EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(12 plus) A		
(91-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(14-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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