



LIDDELL GARDENS
LONDON, NW10

GRANT J BATES
— PROPERTY —



An extended 1920s family house with a south-facing garden and studio, moments from Chamberlayne Road

GJB

Liddell Gardens, London, NW10

Freehold

- Four Bedrooms
- Two Bathrooms
- 1,780 Sq Ft
- South-Facing Garden
- Garden Studio
- Air Conditioning
- 27ft Kitchen/Diner
- Off-Street Parking
- Fully Renovated
- Chain Free

Description

An exceptionally beautiful four-bedroom, two-bathroom house on Liddell Gardens, comprehensively redesigned and extended to bring a confident contemporary aesthetic to its 1920s architecture. Offering nearly 1,800 sq ft including a fully fitted garden studio, with off-street parking and a landscaped south-facing garden, this is a design-led family home with an exceptional level of finish.

Designed by Design by Karisma, a senior architect at LVMH, the house combines carefully selected materials with meticulous craftsmanship. A complete renovation encompasses new plumbing and electrics, a renewed exterior, new double-glazed timber casement windows and extensions to the rear and into the loft. Lutron lighting, integrated Sonos speakers and air conditioning throughout, apart from the smallest bedroom, bring contemporary comfort to the beautifully considered interiors.

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The striking exterior colour palette makes an immediate impression. Inside, rich timber, natural stone, bronze accents and bespoke joinery establish a cohesive aesthetic, with Soho House lighting in selected rooms and premium carpets adding warmth upstairs.

A panelled entrance hall introduces the craftsmanship found throughout, with chevron flooring leading through the ground floor. To the front, a dark timber archway frames the reception room, where a beautiful curved bay draws in generous natural light. Decorative ceiling details, bespoke cabinetry and illuminated walnut shelving give the room depth and character, creating an elegant space to retreat to in the evening.

To the rear, the house opens into a spectacular kitchen, dining and family room extending approximately 27ft. An expansive rooflight, approximately five metres long, floods the space with daylight, while Cortizo slimline sliding doors create a beautifully uninterrupted connection to the south-facing garden.

The bespoke German kitchen is anchored by a substantial stone-topped island, its dramatic veining balanced by warm oak cabinetry and sculptural bronze lighting. Smeg appliances and carefully integrated storage maintain the clean composition, with ample space for a generous dining table and relaxed seating. With the glazed doors open, the room flows onto the garden, creating a wonderful setting for summer lunches and entertaining. A cloakroom completes the ground floor.





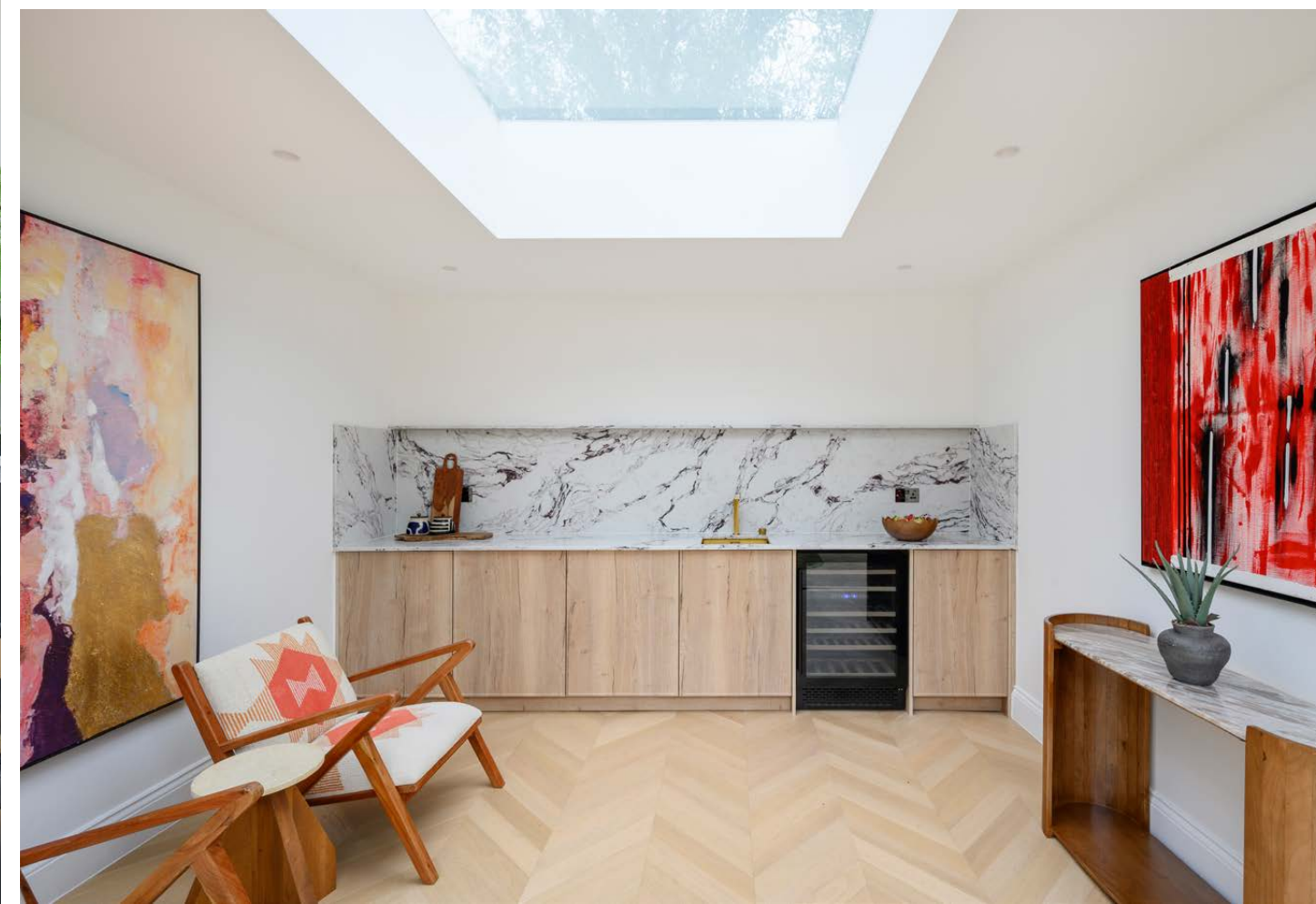


The approximately 45ft south-facing garden has been landscaped to create distinct spaces for dining, relaxing and play. Decked terraces lead onto a lawn, with contemporary slatted fencing, planted greenery and a living wall providing an attractive backdrop.

At the far end, a substantial brick-built garden studio extends the versatility of the home. Sliding glazed doors open onto the garden, while a fitted kitchenette and wine fridge make it equally suited to use as a home office, gym, creative studio or additional entertaining space.

The first floor provides three bedrooms, two with bespoke fitted wardrobes. The front-facing bedroom benefits from the same distinctive curved bay as the reception below, alongside a walnut-panelled feature wall that adds richness and texture. Premium carpets bring softness and comfort to the bedroom accommodation.

The first-floor family bathroom is finished in marble, paired with dark oak joinery and bronze fittings. A double vanity, full-height tiling and a generous bath with a shower above create a space that is both beautifully detailed and practical for family life. Carefully selected pieces from Lusso Stone and Mandarin Stone feature within the wider bathroom specification.





The top floor is devoted to an impressive principal suite, providing a private retreat with bespoke cabinetry and useful eaves storage. Its en suite shower room takes a softer approach to the house's material palette, combining travertine stone with fluted wall finishes and pale pink chevron tiling within the shower. An integrated basin maintains the clean lines, while a rooflight directly above the shower fills the space with natural light. Recessed niches provide discreet storage for toiletries.

Situation

Liddell Gardens sits within Kensal Rise's distinctive residential streetscape, with the house's 1920s origins reflecting the neighbourhood's development between the wars. The wider area grew on land historically owned by All Souls' College, Oxford, with housebuilding resuming in the 1920s following a slower period of development. This architectural heritage gives the neighbourhood its enduring character and provides a fitting setting for a period home so thoughtfully reimaged.

College Road and Chamberlayne Road are a few minutes' walk away, bringing together independent cafés, neighbourhood restaurants, local shops and everyday essentials. Local favourites include Wildcard for coffee and The Island on College Road for relaxed dining, while the independent Lexi Cinema on Chamberlayne Road adds a distinctive cultural presence. The shops, cafés and restaurants around Salusbury Road and Queen's Park broaden the choice further.



Green space is a significant part of the area's appeal. Queen's Park offers open lawns, mature trees, tennis courts, a children's playground, a small children's farm and a café, making it a natural destination for weekend walks and family afternoons. Roundwood Park provides another attractive option in the wider neighbourhood, with its Grade II-listed Victorian landscape offering a different setting to explore.

Local schooling includes Princess Frederica CE Primary School on College Road and Ark Franklin Primary Academy in Kensal Rise, alongside nursery provision. Kensal Rise Overground station provides access to the Mildmay line, connecting the neighbourhood with destinations across north London.

Combining the character of its 1920s architecture with exceptional contemporary design, this is a beautifully finished home with space to come together and room to retreat. A south-facing garden, versatile studio and off-street parking complete the picture, in a neighbourhood loved for its independent spirit and community feel. Offered chain free.

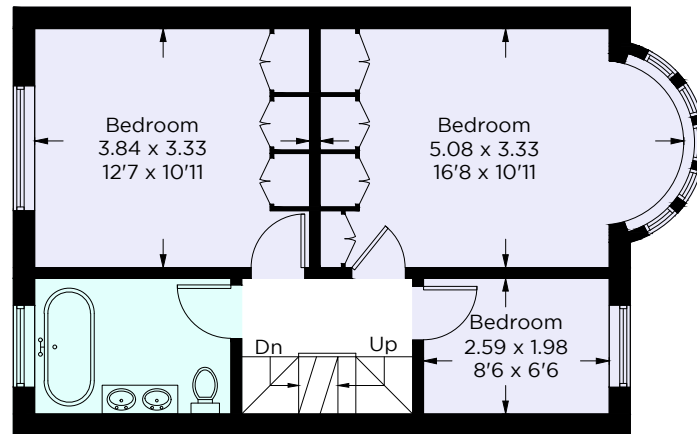
Additional Information

Local Authority: Brent
Council Tax Band: E
EPC Rating: B



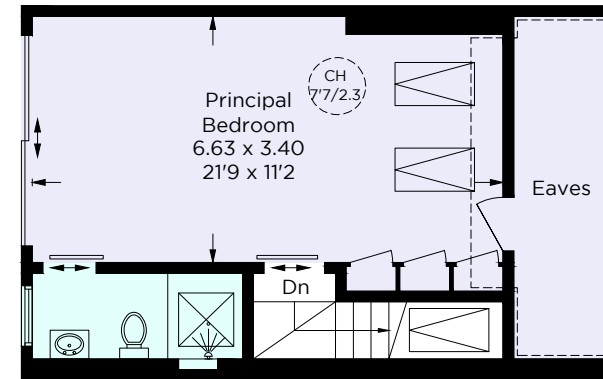
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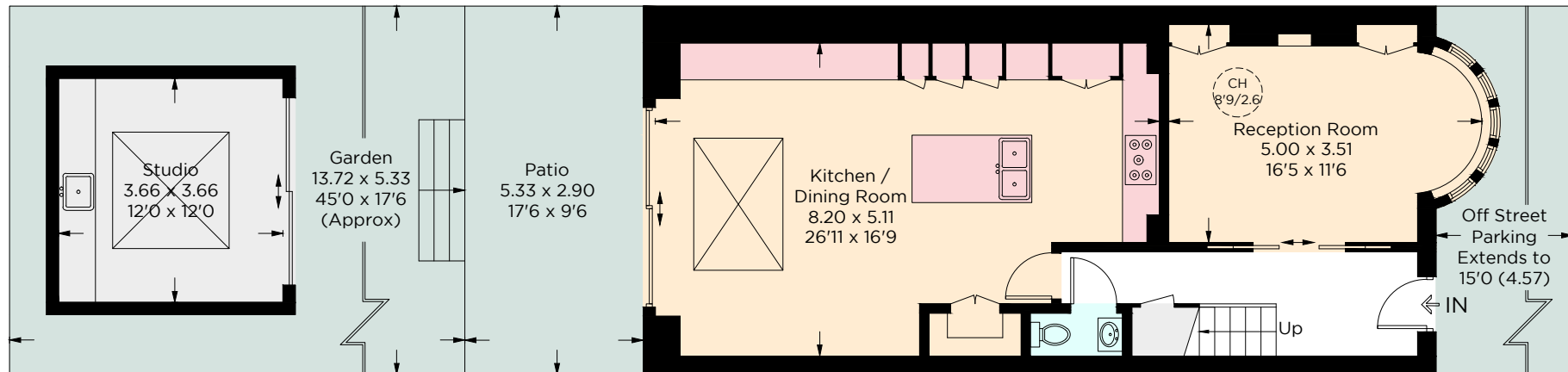


First Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor

Liddell Gardens

Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft (Including Eaves), Studio = 10.4 sq m / 112 sq ft, Total = 165.5 sq m / 1781 sq ft

Approximate Gross External Area = 101.7 sq m / 1095 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fitings 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.