



BURROWS ROAD
LONDON, NW10

GRANT J BATES
— PROPERTY —



An exceptional design led family home in Kensal Rise, turnkey, with exceptional attention to detail throughout

Burrows Road, London, NW10

Freehold

- Four to Five Bedrooms
- Three Bathrooms
- Victorian Home
- Over 2,000 Sq Ft
- Mandarin Stone Marble
- Bespoke Shaker Kitchen
- Mandarin Stone Marble
- Bespoke Shaker Kitchen
- Mud Room / Utility Room
- South Facing Garden
- Completely Turnkey
- Underfloor Heating

Description

A pristine four to five bedroom Victorian family home extending to over 2,000 sq ft, occupying a notably wide footprint and arranged across three beautifully designed floors.

Behind an impeccably restored façade with ornate period detailing and brand-new timber sash windows, the house has been comprehensively reimagined to combine generous lateral living space with contemporary functionality. Soft neutral tones, bespoke joinery and carefully selected natural materials create interiors that feel both elegant and timeless.

A striking chequered marble hallway by Mandarin Stone provides a memorable introduction, while a beautifully restored staircase connects each floor. To the front, a generous bay-fronted reception room features engineered oak herringbone flooring, intricate cornicing and excellent natural light.

Grant J Bates
Founder
0207 981 2584
grant@grantjbates.com



To the rear, a remarkable kitchen, dining and living space spans almost the full width of the property. Designed for family life and entertaining, the bespoke kitchen centres around a substantial island with Taj Mahal quartzite worktops, while floor-to-ceiling Cortizo sliding doors open onto a landscaped south-facing garden. Tumbled Dijon limestone flooring by Mandarin Stone runs throughout, enhancing the seamless connection between inside and out.

A separate utility room, guest cloakroom, extensive bespoke storage and additional linen cupboards ensure exceptional practicality.

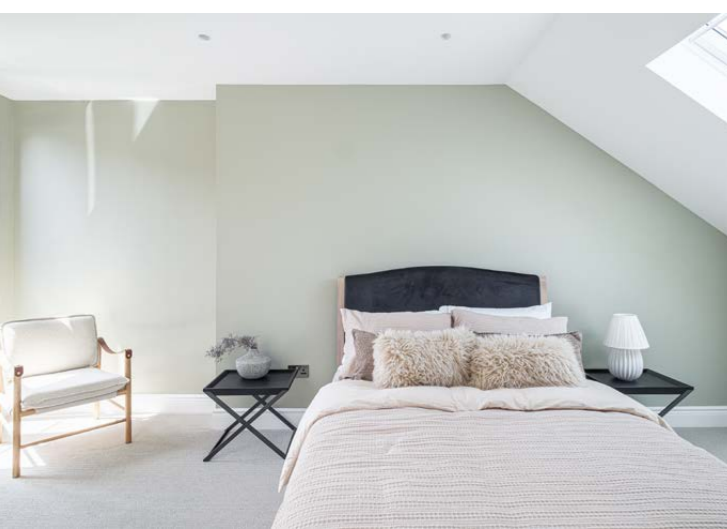
The principal suite occupies the front of the first floor, comprising a substantial bay-fronted bedroom, walk-in wardrobe and luxurious en-suite bathroom, while the top-floor suite provides an equally impressive principal bedroom option.

Bathrooms have been finished to an exceptional standard, combining Mandarin Stone, Claybrook and Artisan tiles with brushed brass fittings, bespoke vanity units and carefully curated finishes.

Further highlights include underfloor heating throughout the ground floor, electric underfloor heating to all bathrooms, new carpets, front and rear landscaping, extensive bespoke storage and a turnkey finish rarely found within the area.







Situation

Burrows Road is one of Kensal Rise's most desirable addresses, characterised by attractive Victorian architecture, tree-lined streets and a strong community feel. Positioned between Kensal Rise and Queen's Park, it offers a village atmosphere alongside excellent connectivity to Central London.

The cafés, restaurants, bakeries and boutiques of Chamberlayne Road are just moments away, with favourites including Parlour, Milk Beach and Cable Co. The area is particularly popular with families thanks to its highly regarded schools, while Queen's Park and Roundwood Park provide generous green space, sports facilities and playgrounds.

Kensal Rise Overground, Kensal Green and Queen's Park stations are all within easy reach, offering swift access to Paddington, the West End, the City and beyond.

Combining beautiful period housing, excellent amenities, strong schooling and outstanding transport links, Kensal Rise remains one of North West London's most sought-after neighbourhoods.

Additional Information

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



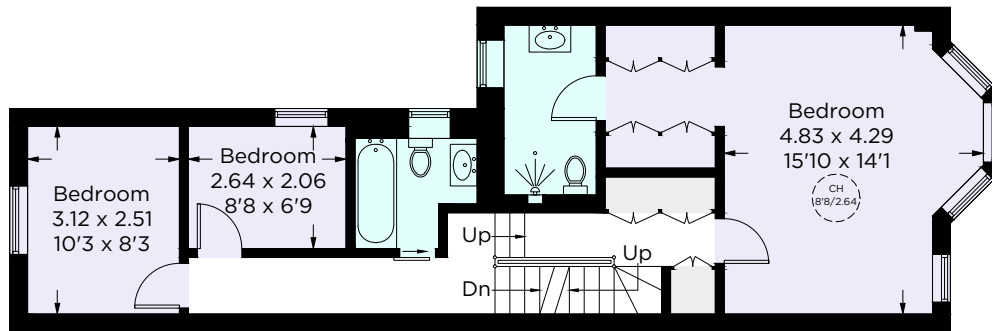
Grant J Bates
Founder
0207 981 2584
grant@grantjbates.com



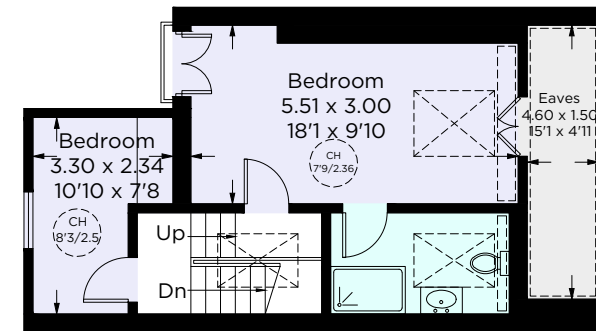


CH = Ceiling Height

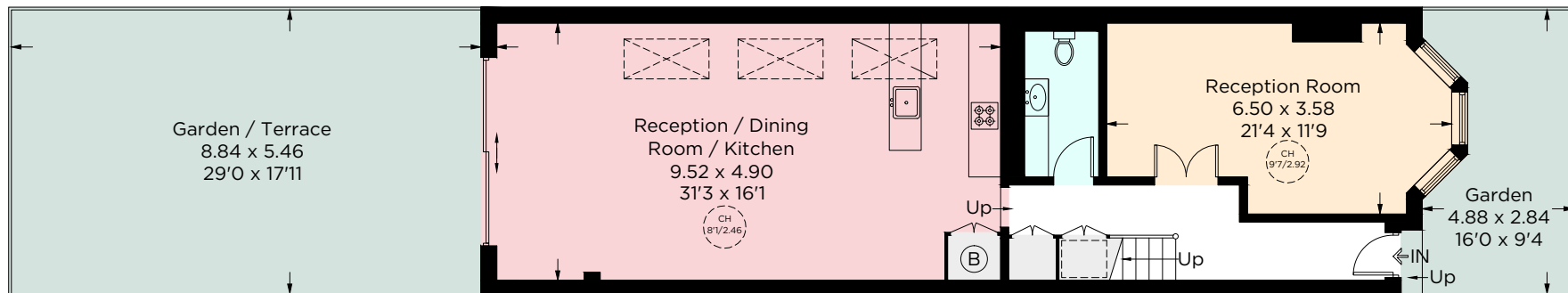
[Dashed Box] = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



Ground Floor

Burrows Road

Approximate Gross Internal Area = 188.0 sq m / 2024 sq ft

Approximate Gross External Area = 61.2 sq m / 659 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.