

LB
Loporto Browne
— RESIDENTIAL —

College Road, NW10
London

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Guide Price
£800,000

Guide Price £800,000 to £825,000

Set behind its own private entrance on highly desirable College Road, this beautifully unique two-bedroom maisonette extends to over 1,200 sq ft and has the warmth and charm of a village cottage rather than the feel of a conventional apartment. With a private garden, off-street parking, a share of freehold and accommodation arranged over three levels, it is a home that feels welcoming from the moment you walk through the door.

The current owners have clearly loved living here and have made the house completely their own. There is colour, character and personality throughout, but above all it feels wonderfully comfortable, a home that has evolved around family life.

The private entrance opens onto the ground floor, where practicality has been cleverly taken care of with a guest WC, utility area and useful storage for coats, shoes, school bags and all those everyday family bits. From here, there is direct access onto the wonderful private garden. The property also benefits from off-street parking, although the current owners have chosen not to use it for a car and have instead incorporated the space into the garden, creating even more outdoor space to enjoy.

Heading upstairs, the first floor opens into a fabulous open-plan kitchen, dining and reception room, filled with natural light and full of original character. An original fireplace provides a beautiful focal point, while the proportions allow for proper areas to cook, dine and relax without the space ever feeling compromised. With windows on multiple sides, the maisonette enjoys a wonderful triple-aspect outlook, creating a very unusual sense of openness and light.

One of our favourite details is the Juliet balcony overlooking Purves Road. It adds another layer of charm to the living space and gives the room a lovely outlook over the surrounding residential streets.

There is also a particularly serene writing and work-from-home area, tucked away from the main living space and flooded with natural light. It is exactly the sort of space that makes working from home feel considerably less like work.

The principal bedroom is a very generous double and continues the sense of calm found throughout the

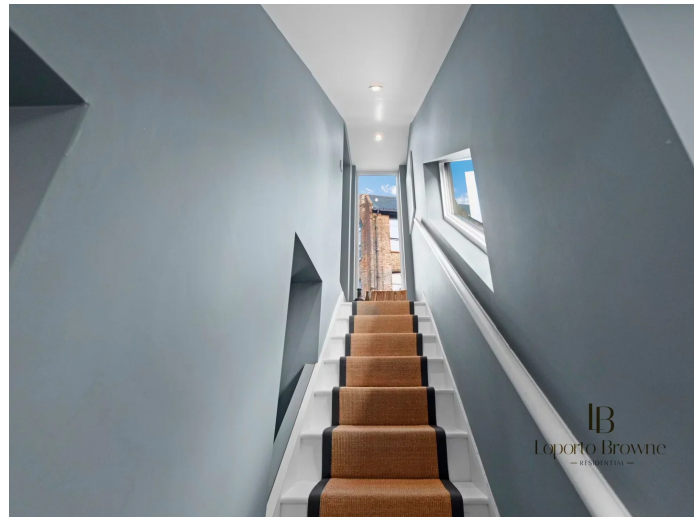




A truly unique two-bedroom maisonette on highly desirable College Road, offering over 1,200 sq ft of beautifully individual living space arranged over three levels. With its own private entrance, private garden, off-street parking, share of freehold and a wonderfully warm, cottage-like feel, this is a home with real character. The open-plan living space is flooded with natural light, the bathroom is a genuine standout, and the overall layout feels more like a house than a conventional flat.

Liana, Oli & The Loporto Browne team are delighted to be instructed as sole agents on this truly unique home and would love to show you around.

- Over 1,285 sq ft of generous and highly unusual living space
- Own private entrance with a real cottage-like feel
- Two substantial double bedrooms arranged over separate levels
- Fabulous open-plan kitchen, dining and reception room
- Triple-aspect living space flooded with natural light
- Original fireplace and Juliet balcony overlooking Purves Road
- Exceptional bathroom with roll-top bath and original fireplace
- Private garden plus off-street parking currently used as additional garden space
- Share of freehold with separate utility area, guest WC and excellent storage
- Highly sought-after College Road location overlooking Princess Frederica Primary School and close to Kensal Rise, Queen's Park and excellent transport links



Bedrooms: 2

Bathrooms: 1

Receptions: 1

Council Tax Band: C

Tenure: Share of Freehold

Property Type: Maisonette



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