



KEMPE ROAD

London, NW6



END-OF-TERRACE PERIOD HOME, A SHORT STROLL FROM THE PARK

Offering over 2,150 sqft of beautifully proportioned accommodation, this wider than average home is entered via an attractive entrance hall where the original tessellated tiled floor immediately sets the tone for the character found throughout the property.



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EPC

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Local Authority: London Borough of Brent

Council Tax band: F

Tenure: Freehold

Guide Price: £2,300,000



The bay-fronted reception room is filled with natural light and features an original fireplace and high ceilings creating a warm and inviting space for relaxing or entertaining.

To the rear, the house opens into a wider-than-average extended kitchen and dining area, benefiting from side access and direct views over a wonderfully private garden.

Outside the rear garden is notably wide and enjoys a private leafy feel. Mature planting helps create a peaceful setting while an established apple tree adds charm and seasonal interest. The garden offers ample space for outdoor dining entertaining and family play.











On the first floor are three well balanced bedrooms, including a generous principal bedroom with attractive period detailing and original fireplace. The remaining bedrooms are ideal for children, guests or home-working. These rooms are served by a large family bathroom.

The loft has already been converted to create a fourth bedroom offering excellent additional accommodation. There is clear scope to extend this space further by installing a rear dormer (STPP), which could significantly enhance both the floor area and functionality of the top floor.





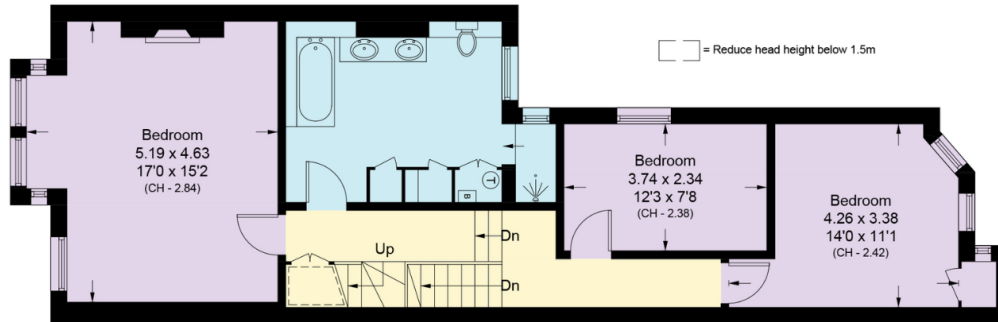
Kempe Road, NW6

Approximate Area = 201.4 sq m / 2168 sq ft

Storage = 2.8 sq m / 30 sq ft

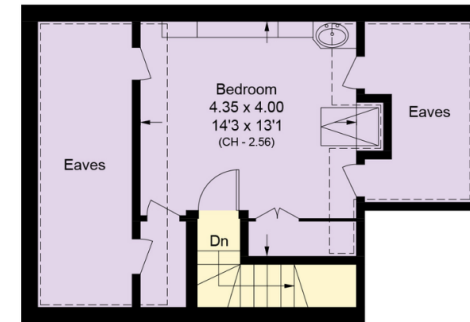
Total = 204.2 sq m / 2198 sq ft

(Including Limited Use Area 23.4 sq m / 252 sq ft / Eaves)



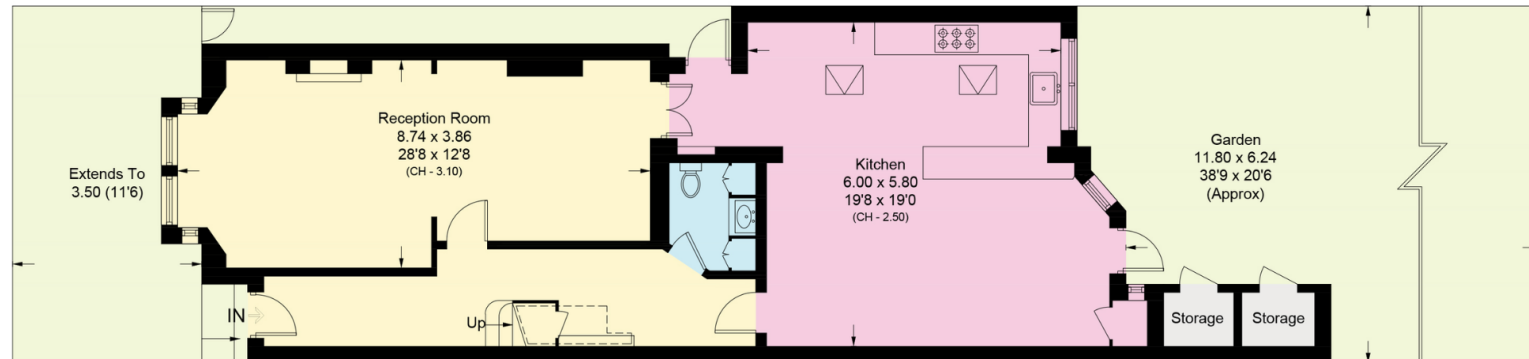
First Floor

Approximate Area = 72.7 sq m / 782 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Second Floor

Approximate Area = 38.5 sq m / 414 sq ft
Including Limited Use Area (21.3 sq m / 229 sq ft)



Ground Floor

Approximate Area = 90.2 sq m / 971 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)

Approximate Gross Internal Area = 204.2 sq m / 2198 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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