



PALERMO ROAD, KENSAL GREEN, NW10
£1,350,000 FREEHOLD

**A TRULY STUNNING, NON-EXPENSE SPARED, FULLY
EXTENDED AND RENOVATED FIVE BEDROOM FAMILY HOME
WITH SOUTH FACING GARDEN SPREAD OVER 2,090 SQFT.**

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LOCATION:

Palermo Road is in a great location just to the West of All Souls Avenue, perfectly located for access to transport links at both Kensal Green or Willesden Junction (Bakerloo line & Overground) and the array of amenities of both College Road and Chamberlayne Road.





This incredible, fully refurbished and extended, five bedroom Victorian family home is certainly not one to be missed. Every inch of the property oozes quality, with no expense has been spared. The accommodation is spread over three floors, 2,090 sqft and comprises of a front facing double reception room with striped wood floors, sash bay window, high ceilings and two feature fire places. The front entrance hallway has restored period Victorian tiling, wall panelling and archway in keeping with the era of the property.

To the rear of the property is the main hub of the home. Here you will find a spacious kitchen and dining area. The kitchen is of high quality with integrated appliances. The exposed beams, polished concrete floor (with underfloor heating) and Crittal style doors also add character and give a contemporary feel. Additionally, the side return has been extended in to with skylights added, as well as the floor dug down for extra height. As the kitchen and garden face to the South, this area is flooded with natural light. This is the ideal entertaining space.

The garden has been landscaped with a patio area and retractable awning, which is screened off for privacy from the main lawned part of the garden. Being directly South facing and almost 40ft long, the garden is a great sun trap all day.

The ground floor further benefits from a guest WC and utility room.

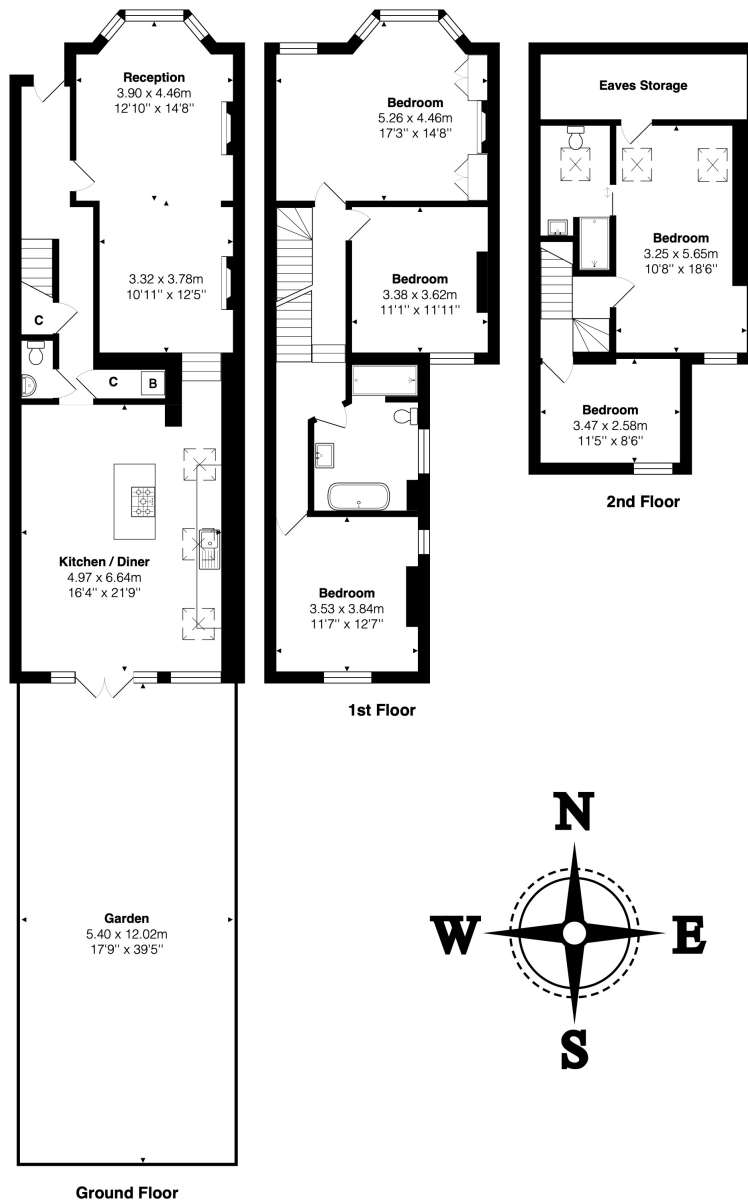
On the first floor, the principle bedroom is located to the front, benefiting from the full width of the property, as well as built in cupboards. There are also two further double bedrooms. The main family bathroom is fully tiled high quality fittings, free standing bathtub and separate walk in shower.

Finally, the loft has been converted to maximum capacity to create two bedrooms, one with an en-suite shower room. There is also ample storage in the eaves.

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Total Area: 194.2 m² ... 2090 ft² (excluding garden)
All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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