



COLLEGE ROAD, LONDON, NW10  
**£1,300,000 FREEHOLD**

**A BEAUTIFUL ARTS AND CRAFTS PERIOD FAMILY HOME  
IDEALLY LOCATED ON ONE OF THE 'HOTTEST' STREETS  
IN KENSAL RISE RIGHT NOW.**

**Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)**







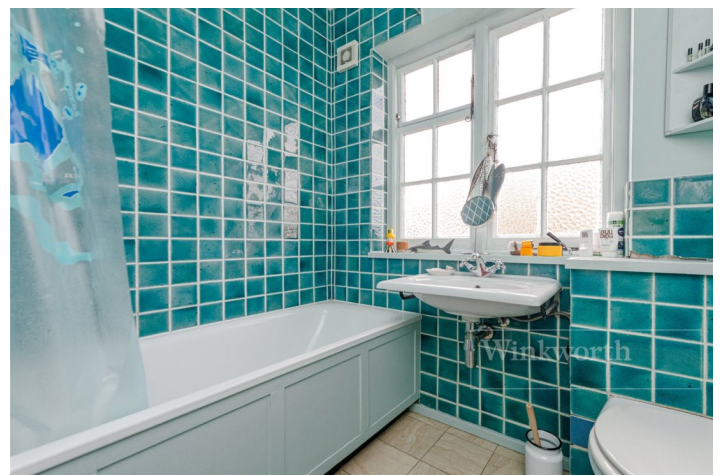
## LOCATION:

College Road has to be one of the most ideal locations due to the fact that at one end of the street there is the London Underground station at Kensal Green (which has a London Overground links as well) and at the other end of the street there is an array of great little shops bars and restaurants including L'Angolo Deli, Morty and Bobs Cafe and The Island Pub. It's also perfectly situated for College Green Nursery which is very highly rated and Princess Frederica's Primary School just to the south. This location is also equidistant to three great local parks, Queens Park, King Edwards sports ground and Roundwood Park which has undergone a bit of a renaissance recently.



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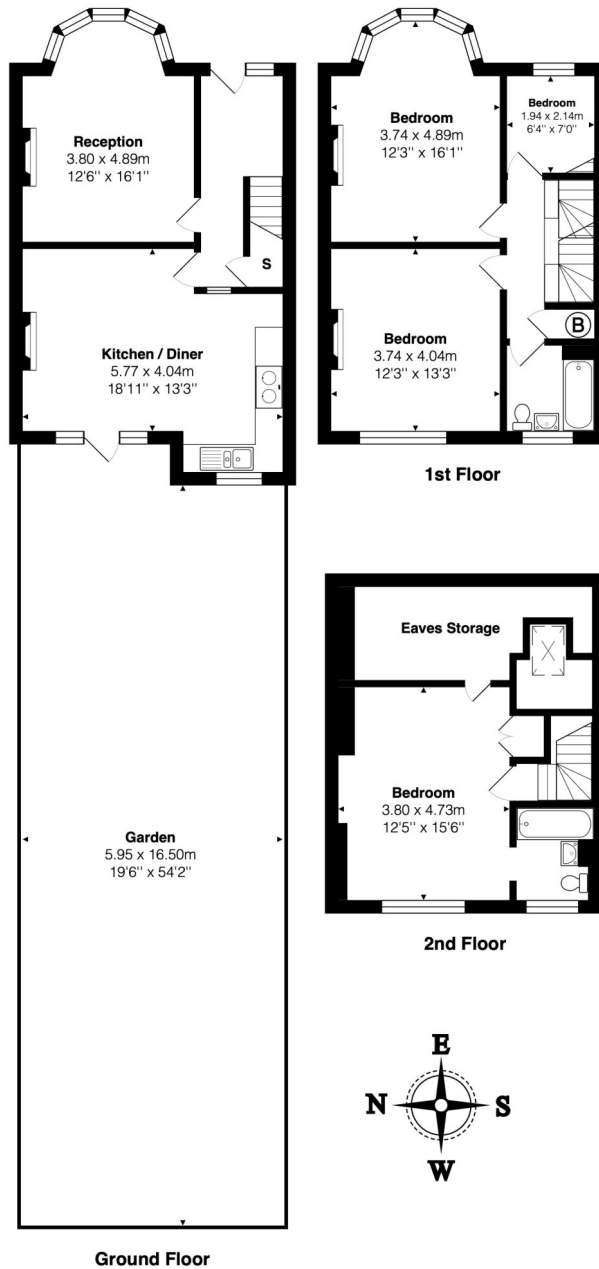




## DESCRIPTION:

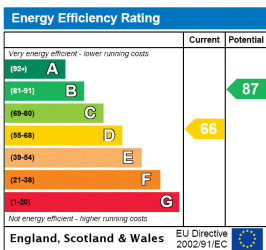
This property has accommodation arranged over three floors including a loft conversion that houses a master bedroom with en-suite facilities. Below this on the first floor buyers will find two further good sized double bedrooms, a family bathroom and a fourth smaller bedroom often used as a cot room, study or single bedroom. On the ground floor there is a lovely bright and airy reception room with feature fireplace and five part bay window. This room is accessed from the entrance hall with also leads to a large open plan kitchen diner overlooking the garden at the rear. The property is in good condition throughout with bags of character. The current owners have not seen the need to extend to the rear but others on the street have and therefore subject to the necessary consents this would add space and value to the property.

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Total Area: 137.5 m<sup>2</sup> ... 1480 ft<sup>2</sup> (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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See things differently

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