



**harris&
company**

College Road, Kensal Rise. NW10

- 3 Bedroom Maisonette
- Plenty Of Natural Light
- Excellent Condition
- Excellent Transport Links
- NW10
- Chain Free



PROPERTY DESCRIPTION

Located on the ever-popular College Road, this beautifully arranged three-bedroom maisonette spans the first and second floors situated in the heart of Kensal Rise, NW10. Offering approx. 1,027 sq ft of internal space, the property boasts a spacious reception room with plenty of natural light, a separate modern kitchen, and a stylish family bathroom. The split-level layout creates a great sense of space and privacy—perfect for modern living. This property is ideal for a young couple looking to upsize or an investor seeking a strong rental location with high demand.

Situated just a short walk from both Kensal Rise Overground and Kensal Green Underground (Bakerloo & Overground) stations, the property offers excellent transport links into Central London. Green spaces such as Queen's Park and King Edward VII Park are nearby, and the area is served by well-regarded schools, including Princess Frederica C of E and Ark Franklin Primary.

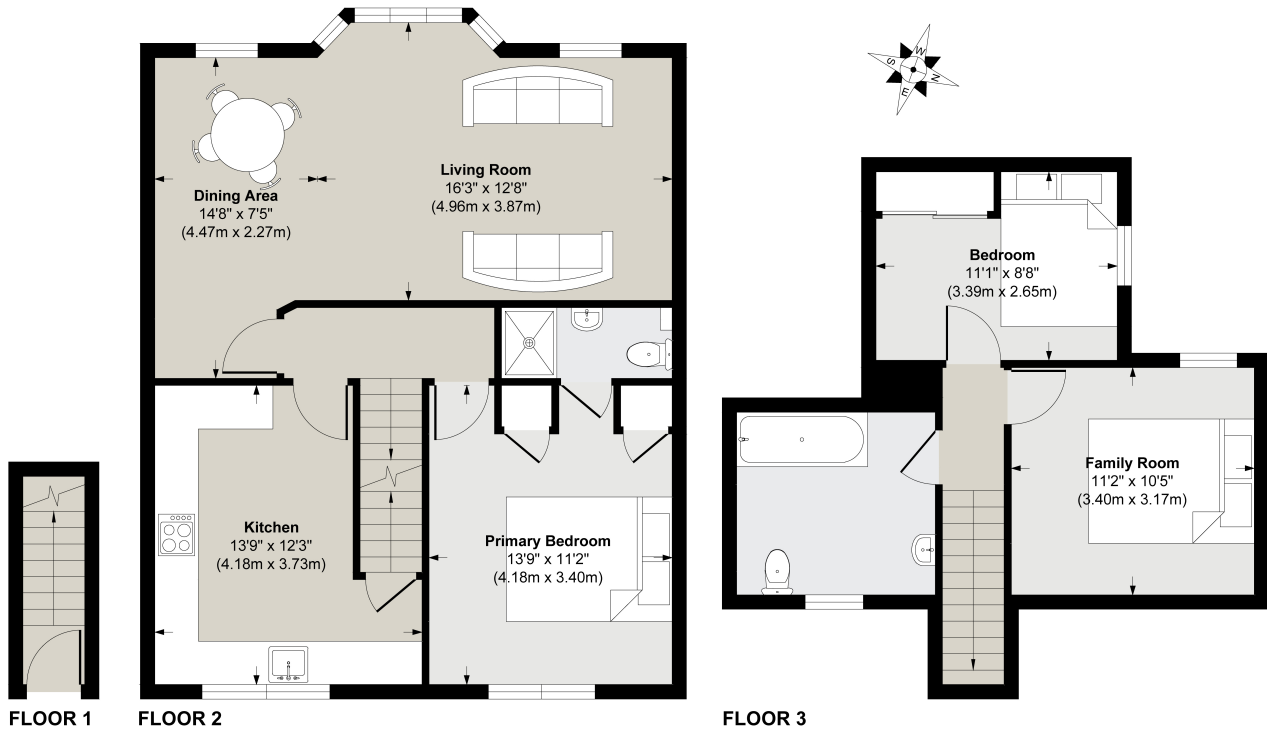
Income available from day one for investors, with tenants happy to stay in the property long term.

Sole Agent. Viewing by appointment only.



FLOORPLAN & EPC

116 College Road London



Total: 1027 sq. ft, 96 m2

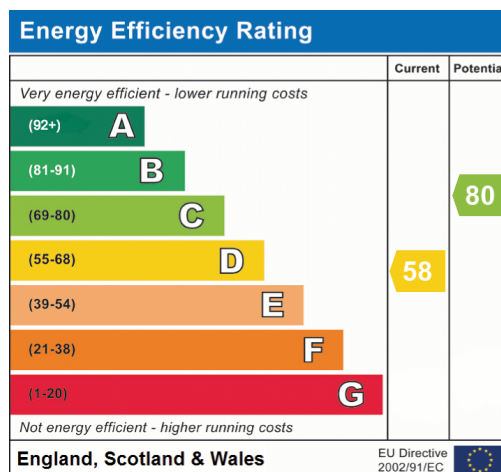
BELOW GROUND: 27 sq. ft, 3 m2, FLOOR 2: 692 sq. ft, 64 m2, FLOOR 3: 308 sq. ft, 29 m2

EXCLUDED AREAS: LOW CEILING: 38 sq. ft, 3 m2

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All measurements are approximate. This floor plan is for illustrative purposes only and should not be relied upon for accuracy. Finest Spaces Studio Ltd accepts no liability for any errors or omissions.

Floor area figures are estimates and not guaranteed.



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