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Phillimore Gardens, Kensal Rise, London NW10 3LJ
£1,750,000 - Freehold



PROPERTY DESCRIPTION

Situated on the highly sought-after Phillimore Gardens in Kensal Rise, a WELL PRESENTED 1930s SEMI DETACHED HOUSE that boasts private driveway which leads to a garage.

Offering approx 1650 sq. ft of living accommodation the property boasts FOUR GOOD SIZE BEDROOMS. Accommodation comprises of a warm entrance reception room, BAY FRONTED LIVING ROOM, SPACIOUS DINING ROOM, KITCHEN BREAKFAST ROOM, DOWNSTAIRS WC, WELL DESIGNED PRIVATE REAR GARDEN with shed/workshop to the side.

The first floor offers FOUR BEDROOMS & FAMILY BATHROOM. In our opinion there is potential to extend to the side, rear and loft of the property subject to usual planning consents.

Offering light and spacious accommodation throughout this property has been a loving home to the same family for the past forty years and offers an array of original features which include wood flooring, fireplace and cornicing.

Phillimore Gardens is a quiet, tree-lined street with a fantastic community offering excellent transport links & outstanding schools just a short distance away.

POINTS OF INTEREST

- FOUR BEDROOMS
- GARAGE OWN DRIVEWAY
- WELL PRESENTED FAMILY HOME
- RARELY AVAILABLE
- SAME FAMILY FOR OVER 40 YEARS
- POPULAR RESIDENTIAL ROAD

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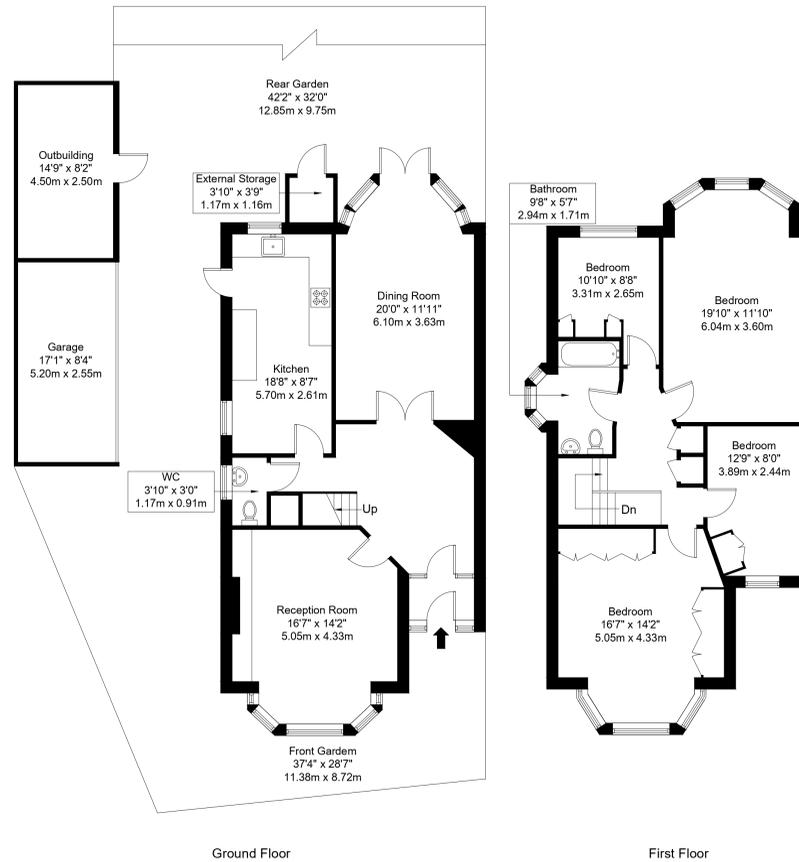
Approx Gross Internal Area = 150.56 sq m / 1621 sq ft

Outbuilding = 11.25 sq m / 121 sq ft

Garage = 13.78 sq m / 148 sq ft

External Storage = 1.36 sq m / 15 sq ft

Total = 176.95 sq m / 1905 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.