Haycroft Gardens, Kensal Rise, NW10

Guide Price £1,275,000 Freehold

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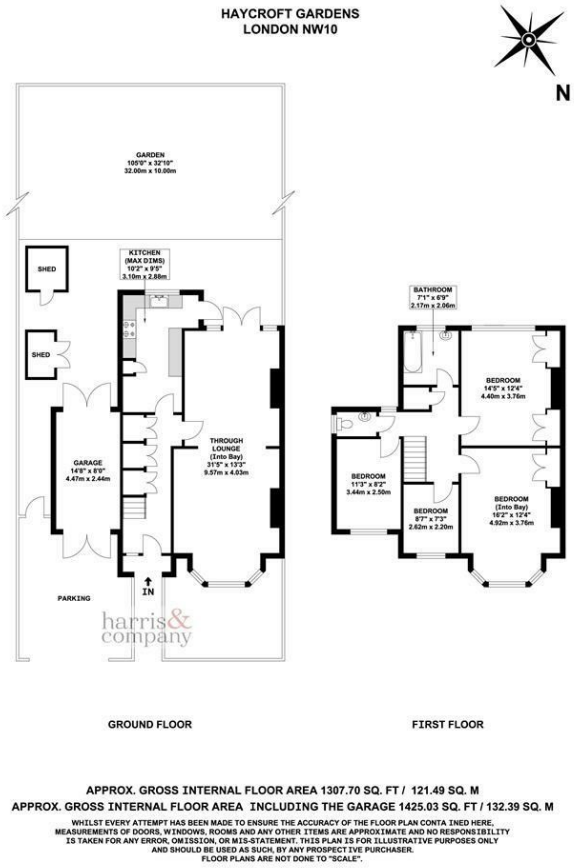
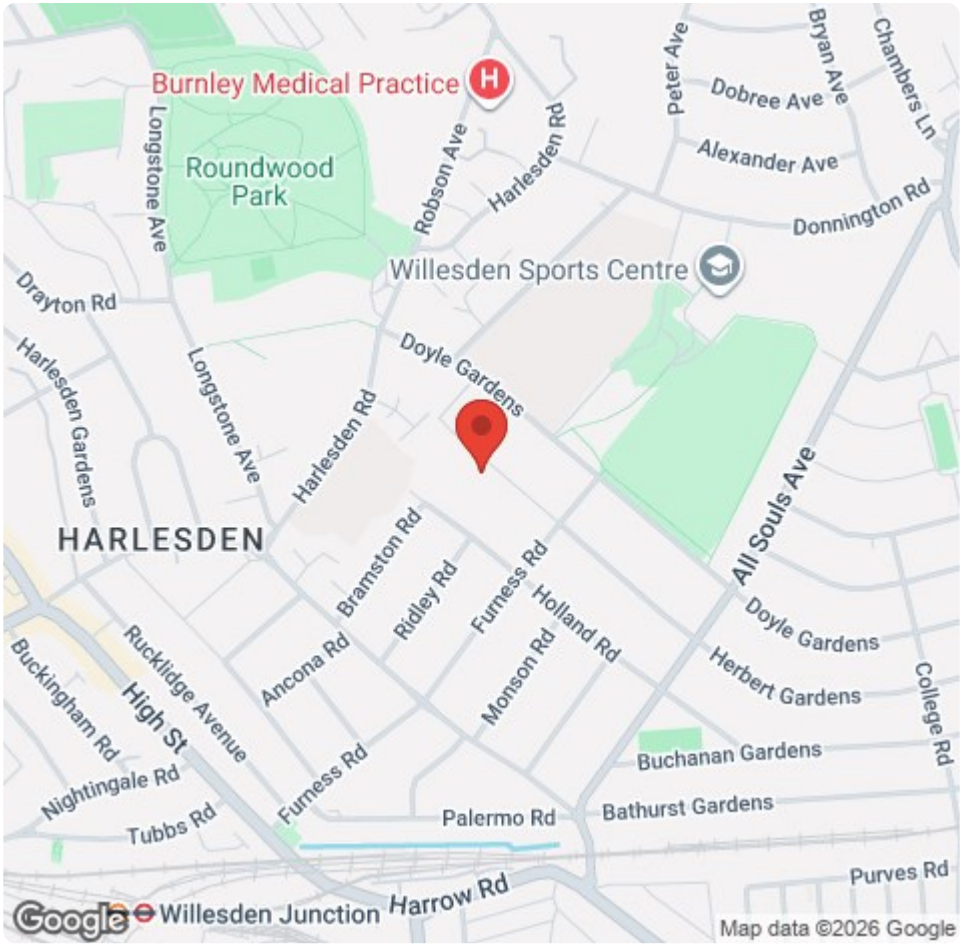
In the same ownership for over 45 years, a rare opportunity to acquire this charming 4-bedroom end of terraced house with private parking and garage. The property retains many original period features and includes a spacious 30ft dual-aspect reception room with stripped wood flooring, panelled ceiling, and an attractive fireplace. Both the reception room and the kitchen/diner offer direct access to the mature south - west facing garden of some approx.100ft. There is excellent potential to extend to the rear and side, as well as to convert the loft (subject to the necessary planning consents), offering the opportunity to create a substantial family house.

Location: Haycroft Gardens is ideally positioned within easy walking distance of both King Edward VII Park and the popular Roundwood Park. To the east lies vibrant Kensal Rise, with a range of independent cafés, shops, and restaurants found along College Road and the lively Chamberlayne Road. Excellent transport links are nearby, including Kensal Rise Mildmay line. Nearest tube stations are Kensal Green Line and Willesden Junction.



APPROX. GROSS INTERNAL FLOOR AREA 1307.70 SQ. FT / 121.49 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1425.03 SQ. FT / 132.39 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTA INED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECT IVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



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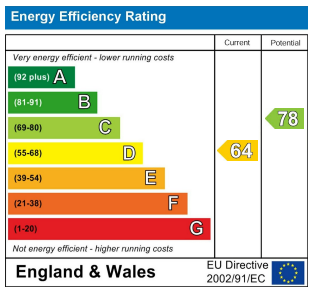

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