



College Road, Kensal Rise, NW10

Guide Price: £600,000 Leasehold

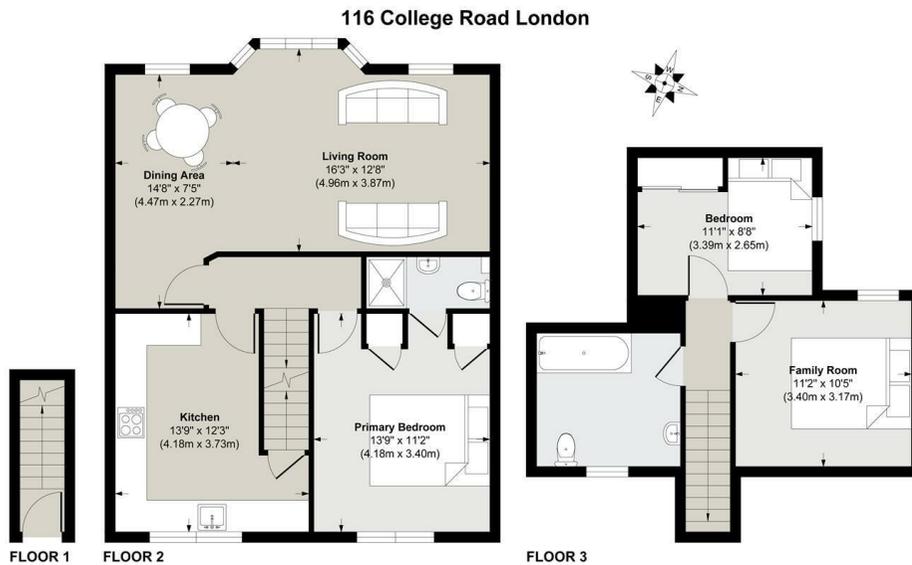
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company

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.

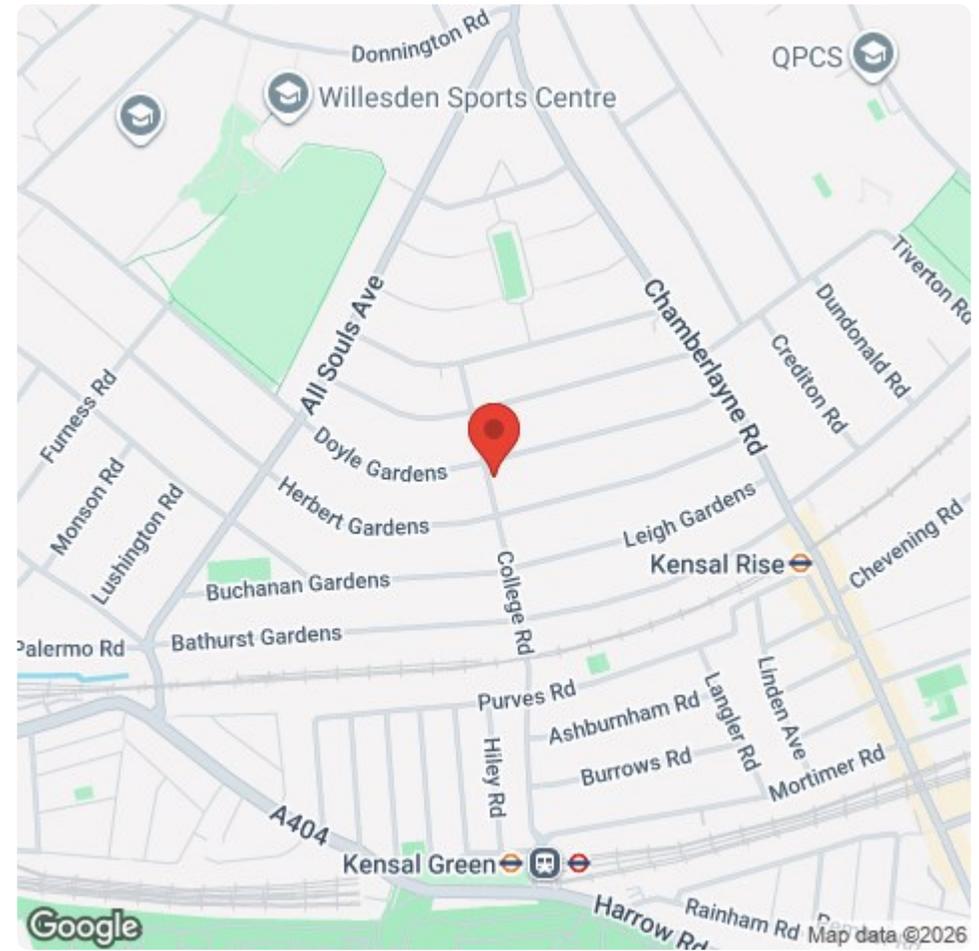




Total: 1027 sq. ft, 96 m2
 BELOW GROUND: 27 sq. ft, 3 m2, FLOOR 2: 692 sq. ft, 64 m2, FLOOR 3: 308 sq. ft, 29 m2
 EXCLUDED AREAS: LOW CEILING: 38 sq. ft, 3 m2

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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 accept
 Floor area figures are estimates and not guaranteed.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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