



PHILLIMORE GARDENS, LONDON, NW10
£1,500,000 FREEHOLD

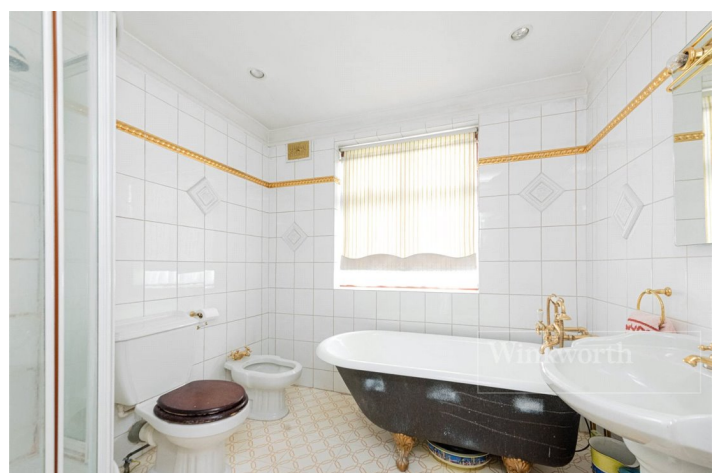
**A FABULOUS 1530 SQ.FT FAMILY HOME IN THIS
FANTASTIC LOCATION IN KENSAL RISE, CLOSE TO
AMENITIES AND QUEEN'S PARK.**

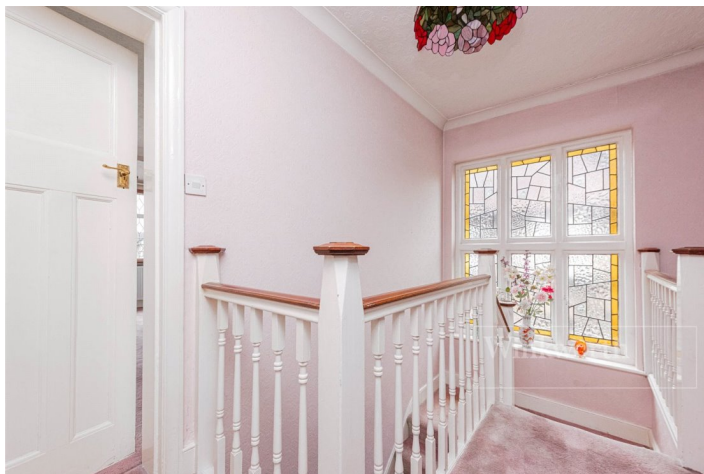
Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk





LOCATION: Most don't realise these lovely streets just off Chamberlayne Road have so much to offer. Transport links are great with Kensal Rise or Kensal Green stations being only 1/4 mile from the front door. The location also means that all the amenities of College Road or Chamberlayne Road are easily accessible and so too is Queen's Park itself for those lazy summer days. Another benefit is that just to the south of Phillimore Gardens there are four good quality tennis courts in Chelmsford Square which are open to the public. Highly recommended location with some really great houses recently being renovated and sold.





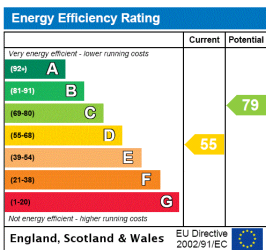
DESCRIPTION: This lovely semi-detached family home has off street parking for at least three cars behind security gates with the added benefit of a large side return and garage that would probably be extended into and converted as buyers will add space and value to this property. Currently the property has three double bedrooms on the first floor with a very large family bathroom. Downstairs there is a lovely entrance hall leading to two reception rooms, a guest cloakroom and a kitchen breakfast room at the rear which has access to a south-west facing garden. The property has been a much loved family home for many years but now needs a new family to take the helm and create their own ideal space. Others in the area have added over a 1000 sq.ft to these properties through loft conversion, rear and side extensions and wrap around upstairs. All subject to the necessary consents of course which we don't expect to be troublesome in obtaining having been granted to many other properties in the area.





Total Area: 142.2 m² ... 1530 ft² (excluding garden, driveway)
 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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