



COLLEGE ROAD, LONDON, NW10  
**£1,500,000 FREEHOLD**

**A LOVELY FOUR BEDROOM FAMILY HOME IN SURELY  
ONE OF THE MOST SOUGHT AFTER LOCATIONS IN  
KENSAL RISE CLOSE TO AMENITIES AND TRANSPORT.**

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**LOCATION:** College Road in Kensal Rise is a charming and community-focused street in northwest London, known for its village-like atmosphere and independent shops, delis, and boutiques. The area boasts a mix of Edwardian terraces and modern homes, attracting families and professionals seeking a balance between city living and neighborhood charm. The nearby Kensal Rise Library, saved by locals, serves as a cultural hub, while popular dining spots like Morty & Bob's and The Island Gastro Pub offer a variety of food and drink options. Green spaces such as Queen's Park provide recreational opportunities, enhancing the area's appeal. Well-connected by Kensal Green Underground (Bakerloo line) and Overground stations, along with numerous bus routes, College Road offers easy access to central London while maintaining a relaxed, friendly feel that makes it one of Kensal Rise's most desirable streets.

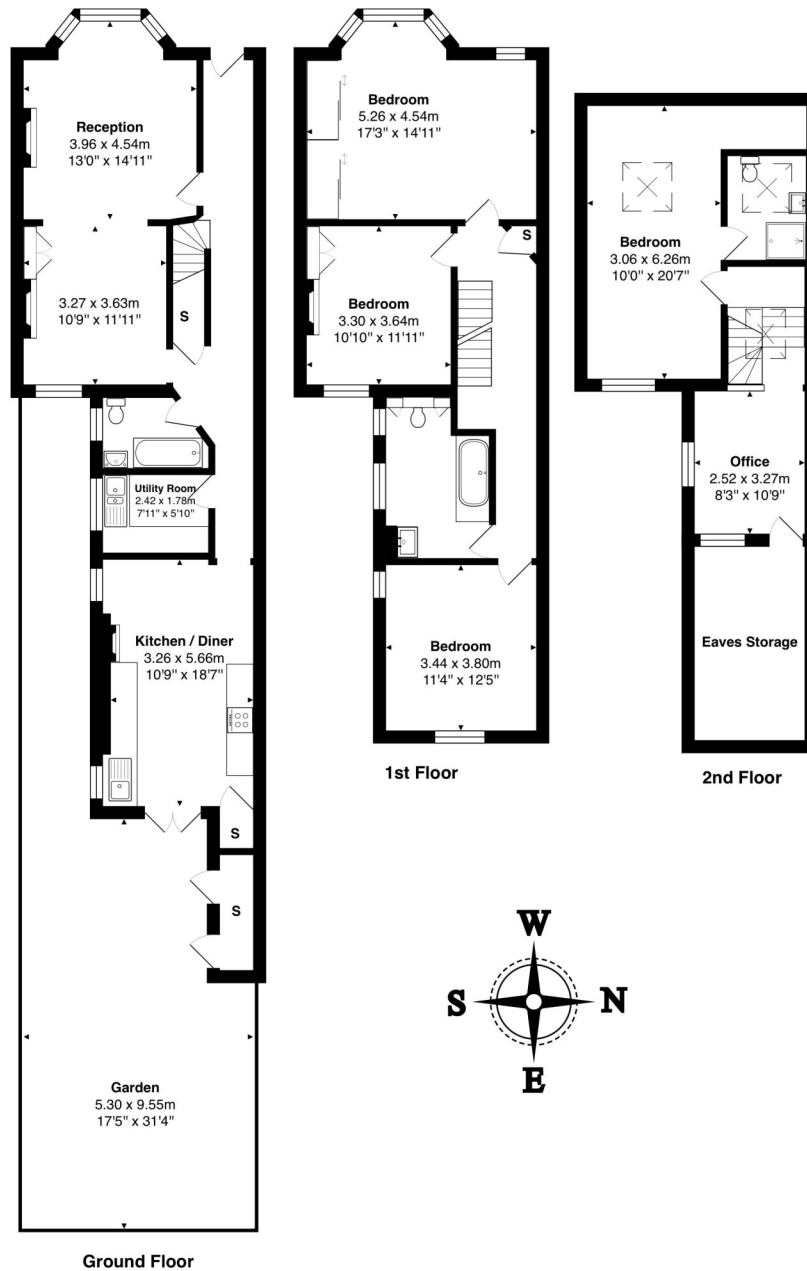


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**DESCRIPTION:** Nestled on a desirable residential street, this beautifully presented four-bedroom Victorian mid-terrace offers the perfect blend of period charm and modern convenience. Retaining its characterful features, the home boasts well-proportioned living spaces and a cleverly designed loft conversion, providing a spacious bedroom, en-suite, and a versatile study area—ideal for working from home. The ground floor features a welcoming double reception room with high ceilings and elegant fireplaces, leading to a bright and airy kitchen/dining space. There is also the added benefit of a downstairs bathroom and separate utility room on this floor. While the property is in good condition throughout, there is an exciting opportunity to add further space and value with a side return extension (STPP). Upstairs, three generous bedrooms are served by a well-appointed family bathroom, while the converted loft offers a private principal suite. Outside, the property benefits from a low-maintenance garden, perfect for outdoor dining and relaxation.





Total Area: 196.3 m<sup>2</sup> ... 2112 ft<sup>2</sup> (excluding garden)  
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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