



KINGS ROAD
LONDON, NW10

GRANT J BATES
— PROPERTY —



Tucked away on a quiet cul-de-sac, Kings Road is one of the area's best-kept secrets, peaceful, private, and full of character

GJB

Kings Road, London, NW10

Freehold

- Quiet Cul-De-Sac Setting
- Around 1,400 sq ft
- Refurbished Edwardian Home
- Architect-Designed Extension
- Period Features Retained
- Open-Plan Kitchen Diner
- Suffolk Oak Cabinetry
- Dual Reception Rooms
- East-Facing Landscaped Garden
- Village-Style Community

Description

This charming Edwardian home spans close to 1,400 sq ft and has been thoughtfully refurbished, with an architect-designed side return by Luxmoore & Co, while retaining every period detail from cornicing and ceiling roses to original tiled floors and working fireplaces.

The open-plan kitchen and dining space forms the heart of the home, with high ceilings, exposed brick, underfloor heating and Suffolk Oak cabinetry, complemented by a Britannia double oven, pantry and bespoke joinery. Two elegant receptions, one with an open fire and the other a wood burner, provide warm, flexible living spaces. Upstairs, three bedrooms, a Soho-House-inspired bathroom with freestanding bath, and a separate laundry room complete the layout.

The east-facing garden enjoys all-day sun, designed in zones for morning coffee, long lunches, and evening drinks beneath the pergola, with a powered shed ideal for storage, bar or studio.

Situation

Kings Road has a genuine sense of community, with friendly neighbours and a rare village feel. Willesden Green Tube, on the Jubilee Line, is moments away, and the area's dining scene includes Sushi Masa, Carmel, Don't Tell Dad and Wolfpack. Queens Park, Tiverton Green and Roundwood Park offer open green spaces nearby. There is precedent for loft conversions on the street, offering scope to expand further subject to planning permission.

Additional Information

Local Authority: Brent

Council Tax Band: E

EPC Rating: D

Grant J Bates

Director

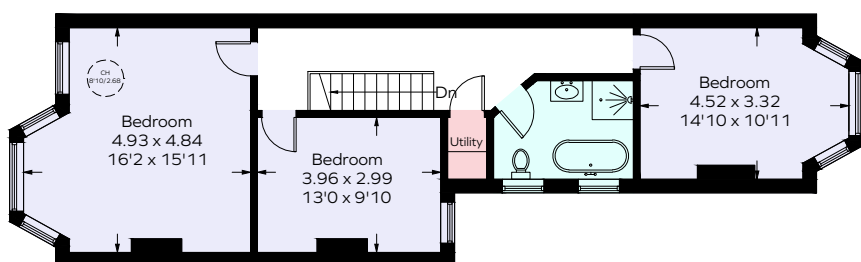
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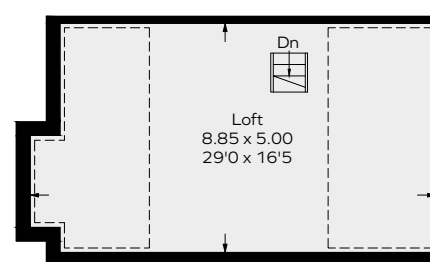






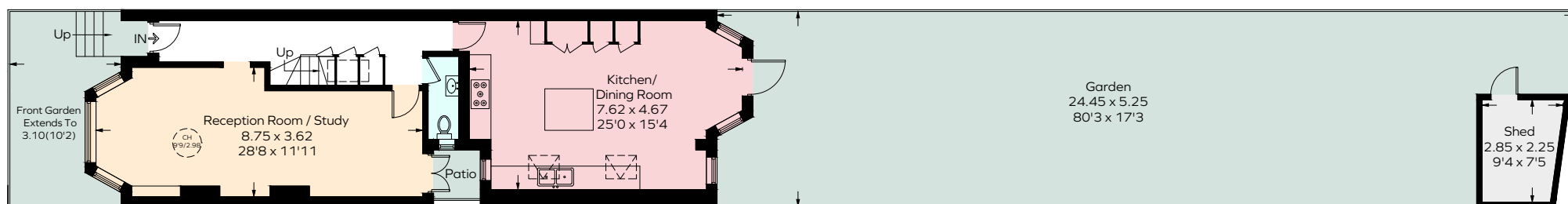


First Floor



Loft

(CH) = Ceiling Height
 [] = Reduced headroom below 1.5m / 5'0



Ground Floor

Kings Road

Approximate Gross Internal Area (Excluding Shed) = 148.2 sq m / 1595 sq ft, Approximate Gross External Area = 132.5 sq m / 1426 sq ft,
 Loft = 42.3 sq m / 455 sq ft, Shed = 6.0 sq m / 65 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.