



MILE



Felixstowe Road, Kensal Green NW10

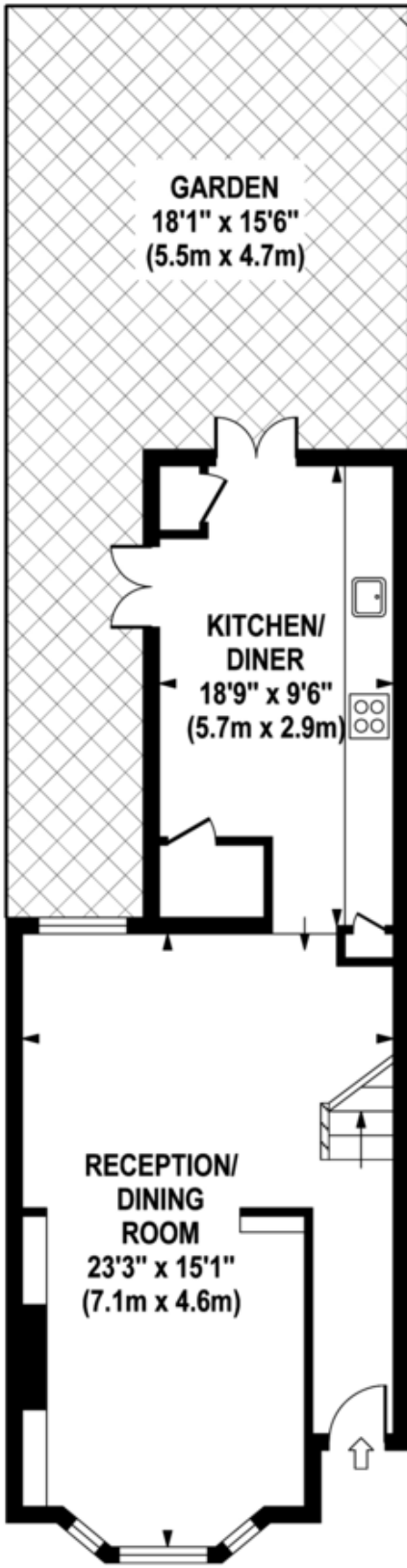
£1,100,000 Freehold

Charming Victorian house situated in the heart of Kensal Green and within the catchment area of the famous Princess Frederica School. Welcome to your new home on Felixstowe Road - a charming three-bedroom Victorian terraced house that effortlessly combines classic elegance with modern comfort. Step into the open double reception room on the ground floor, flooded with natural light, offering a versatile space for entertaining or relaxing. The adjacent large kitchen diner is a culinary haven, perfect for creating delicious meals and hosting memorable gatherings. From the kitchen, step outside into your private low-maintenance garden, providing a serene outdoor retreat. Ascend the staircase to discover two spacious double bedrooms on the first floor, one adorned with bay windows that fill the room with warmth and character. The first floor also houses a generously proportioned family bathroom, exceeding the average size, ensuring comfort and convenience for the entire household. As you continue to explore, the journey leads to a third double bedroom tucked away in the attic, providing a private and cozy hideaway. Nestled in a quiet residential street, Felixstowe Road offers a tranquil living environment, providing a peaceful escape from the hustle and bustle of city life. The positives of the area extend beyond the doorstep, as the neighborhood boasts excellent connectivity to some of London's finest areas. A short walk brings you to Kensal Green station on the Bakerloo Line, connecting you seamlessly to the heart of London. Enjoy the convenience of being well-connected to the city's vibrant cultural scene, entertainment, and shopping districts. However, what makes Felixstowe Road truly special is its unique blend of connectivity and seclusion. While the property benefits from easy access to the best of London, the residential street offers a retreat from the urban rush. Enjoy the balance of a peaceful neighborhood while having the luxury of exploring the nearby trendy locales. Take advantage of the local amenities, parks, and charming cafes that contribute to the sense of community within this hidden gem of a location. Felixstowe Road presents not just a house, but a home that captures the essence of comfortable and well-connected living in one of London's most sought-after areas. Don't miss the opportunity to make this Victorian terraced house your own, combining the best of classic charm and contemporary living.

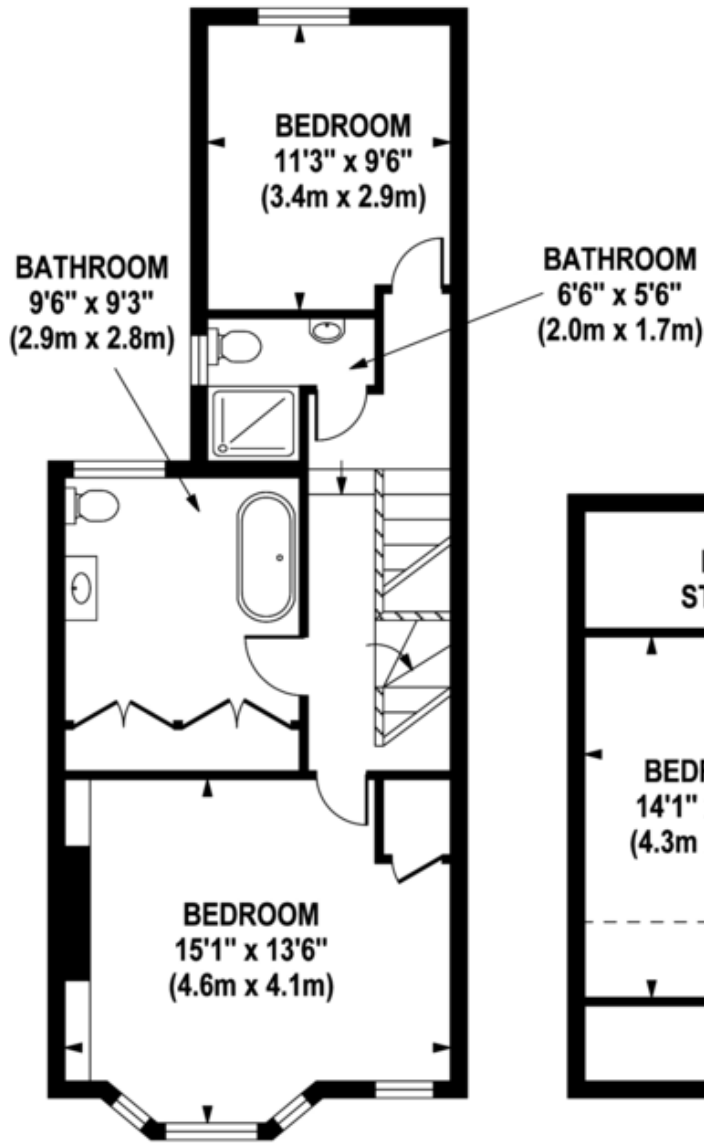
- **Fantastic Victorian house**
- **Three double bedrooms / two bathrooms**
- **Great 20ft (approx.) decked garden**
- **Excellent condition**
- **Chain free**
- **Offered furnished or unfurnished**
- **Lovely 19ft kitchen / diner**
- **Fantastic location**
- **Close to shops and transports**
- **Catchment area for Princess Frederica School**

FELIXSTOWE ROAD

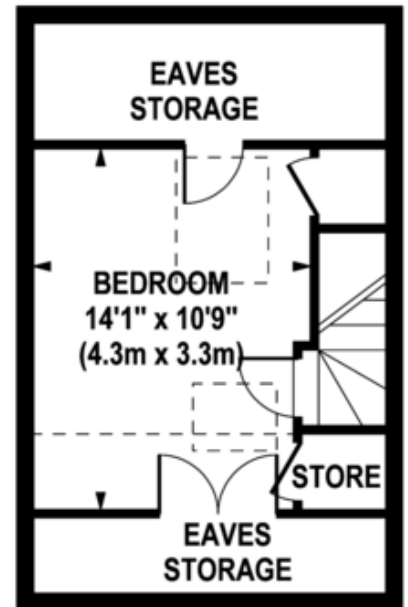
Approximate Gross Internal Area 1265 sq ft / 117.5 sq m
(Excluding Eaves Storage)



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 532 SQ FT**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 538 SQ FT**



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 195 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

GR PRO PHOTOS

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.