

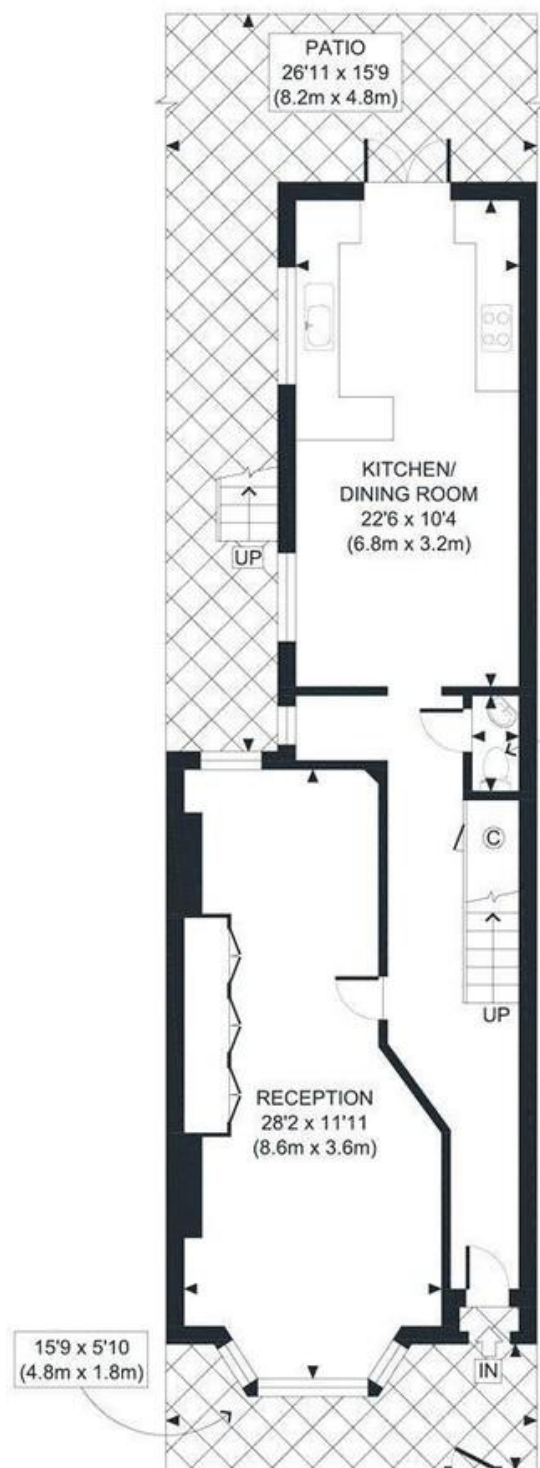


Warfield Road, Kensal Green NW10

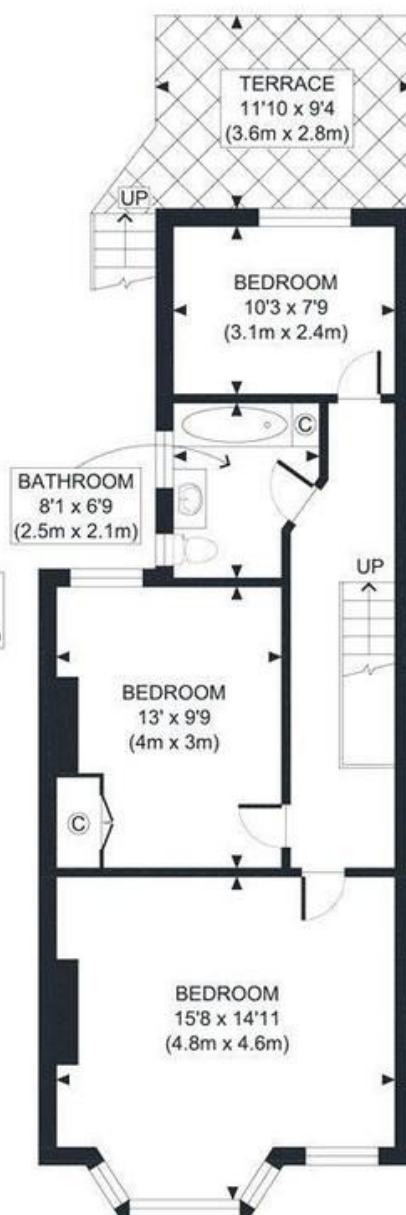
£1,250,000 Freehold

Welcome to Warfield Road. Set on a quiet, residential stretch of Kensal Green, this beautifully proportioned home offers 1,274 sq ft of elegant living space, blending classic character with exciting scope for future enhancement. Arranged over two floors, the house currently provides three genuinely double bedrooms, a generous kitchen diner that forms the heart of the home, and a west-facing garden that captures the afternoon and evening sun beautifully. The layout already works exceptionally well, yet there is clear potential to extend into the side return and the attic, subject to the usual consents, allowing the next owner to further elevate both space and value. One of the rear bedrooms enjoys direct access to a west-facing terrace positioned above the rear extension, an ideal spot for sunset drinks or a quiet morning coffee overlooking the garden below. Warfield Road itself is known for its calm, neighbourly feel, a welcome contrast to the vibrant energy found just moments away. The surrounding area has become one of North West London's most quietly coveted pockets, prized for its balance of community, culture and convenience. From here, you are within walking distance of the world-renowned Portobello Road, with its rich history, colourful antiques market and café culture, as well as the independent shops, restaurants and creative buzz of Chamberlayne Road and neighbouring streets. Historically, this part of London grew as a residential enclave for those seeking space and greenery while remaining closely connected to the city, a legacy that still defines the area today. Period homes, leafy roads and a strong local identity combine with an increasingly refined, design-led scene that feels effortlessly chic rather than overtly showy. This is a home that offers both immediate lifestyle appeal and long-term potential, set within a location that continues to mature gracefully while retaining its authentic London soul.

- Period home
- Three bedrooms
- Great location
- West facing garden
- Kitchen diner
- Potential to extend (STPP)
- 1274 sq ft
- Quiet residential road
- Original features
- Close to shops and transport



GROSS INTERNAL
FLOOR AREA 681 SQ FT



GROSS INTERNAL
FLOOR AREA 593 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1274 SQ FT / 118 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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.