

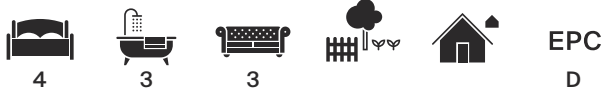
Buchanan Garden, Kensal Rise NW10



Buchanan Gardens, Kensal Rise **NW10**

Nestled on a tranquil street in Kensal Rise, this exceptional four-bedroom Victorian end-of-terrace home has been recently renovated to an outstanding standard. Positioned at the end of a handsome terrace, the property boasts an unusually wide and spacious layout, blending original, reclaimed, and contemporary features into a light-filled, modern home.

The generous hallway, adorned with original Victorian floor tiles, leads to the main living spaces. The bright double reception room is illuminated by a large bay window and offers access to a central patio.



Guide price: £1,850,000

Tenure: Freehold

Local authority: London Borough of Brent

Council tax band: E



This room features bespoke birch ply shelving, a white-painted fireplace, and underfloor heating beneath engineered oak flooring. Elegant cornicing and a replicated ceiling rose maintain the period charm. A Velfac door opens onto a paved courtyard with direct kitchen access.

The rear of the house features a kitchen and dining area that perfectly combines original and contemporary design elements. Original pale green wall tiles around the stove are complemented by new ply cabinetry and a breakfast bar. A cozy dining nook with bench seating in the side return offers garden views through expansive glazing. The conservatory, with reclaimed parquet flooring from Cambridge University, opens directly onto the garden, creating a seamless indoor-outdoor flow.

The first floor hosts three generously sized bedrooms. The front bedroom boasts new herringbone parquet flooring with underfloor heating and an ensuite. The rear and middle bedrooms, featuring sisal carpeting, are served by a family bathroom with Tadelakt walls, a built-in bath, and a walk-in shower that doubles as a steam room.

The top floor is dedicated to the main bedroom suite, where privacy and tranquility reign. Exposed plaster walls and ceilings contrast beautifully with reclaimed parquet flooring, while skylights and a large picture window flood the room with natural light and offer breathtaking views. Adjacent is a custom-built office area with a bespoke birch ply desk and an ensuite wet room.

The south-facing garden features a generous lawn, a paved area that extends from the indoor living spaces, and a fully insulated studio at the rear, offering versatile additional space.







Buchanan Gardens is well situated and takes advantage of several local amenities, including the Elmwood Lawn Tennis Club, Willesden Sports Ground, King Edward VII Park, and Roundwood Park. The property is also well positioned to access the cafes and shops on College Road. Private tennis courts are opposite the property, benefiting from local transport links with Queen's Park and Kensal Rise nearby and Willesden Junction (approximately 1 mile away), connecting the area via the Overground and Bakerloo line at Kensal Green Underground Station.





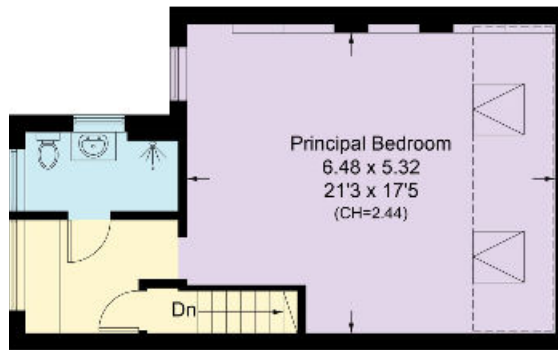
Buchanan Gardens, NW10

Approximate Area = 213.7 sq m / 2300 sq ft

Garden Studio = 8.9 sq m / 96 sq ft

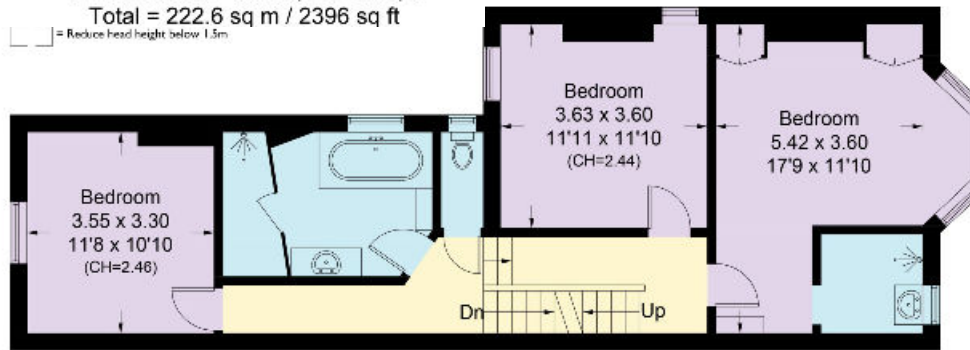
Total = 222.6 sq m / 2396 sq ft

Reduce head height below 1.5m



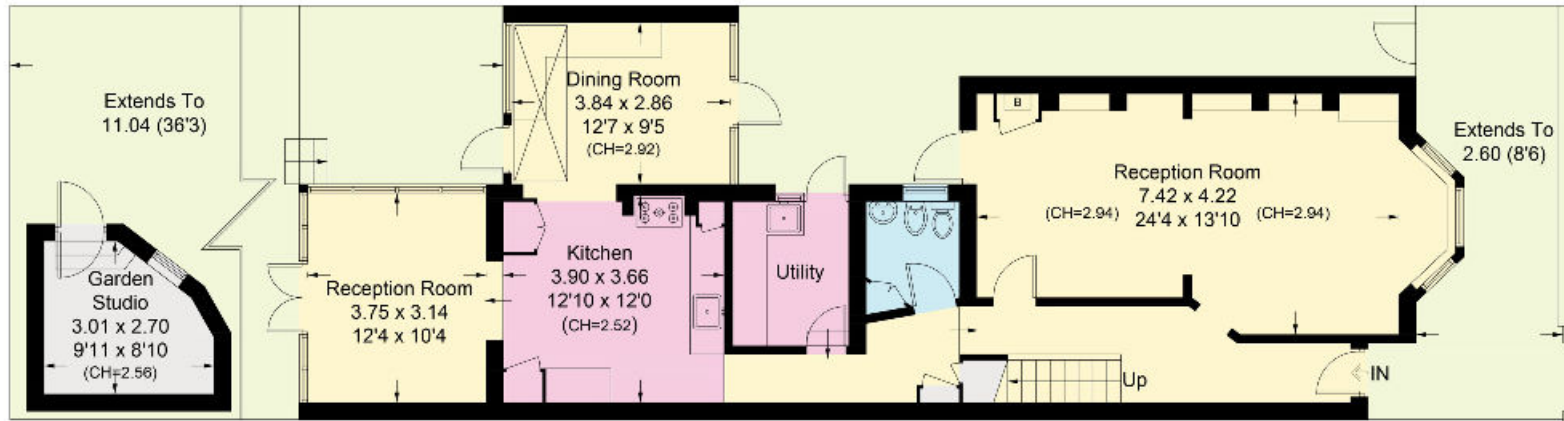
Second Floor

Approximate Area = 45.6 sq m / 491 sq ft
Including Limited Use Area (8 sq m / 86 sq ft)



First Floor

Approximate Area = 72.1 sq m / 776 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Ground Floor

Approximate Area = 96 sq m / 1033 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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