

# Kempe Road, Queen's Park, NW6, NW6



£2,750,000 Freehold



4



2



3



2257.00  
sq ft

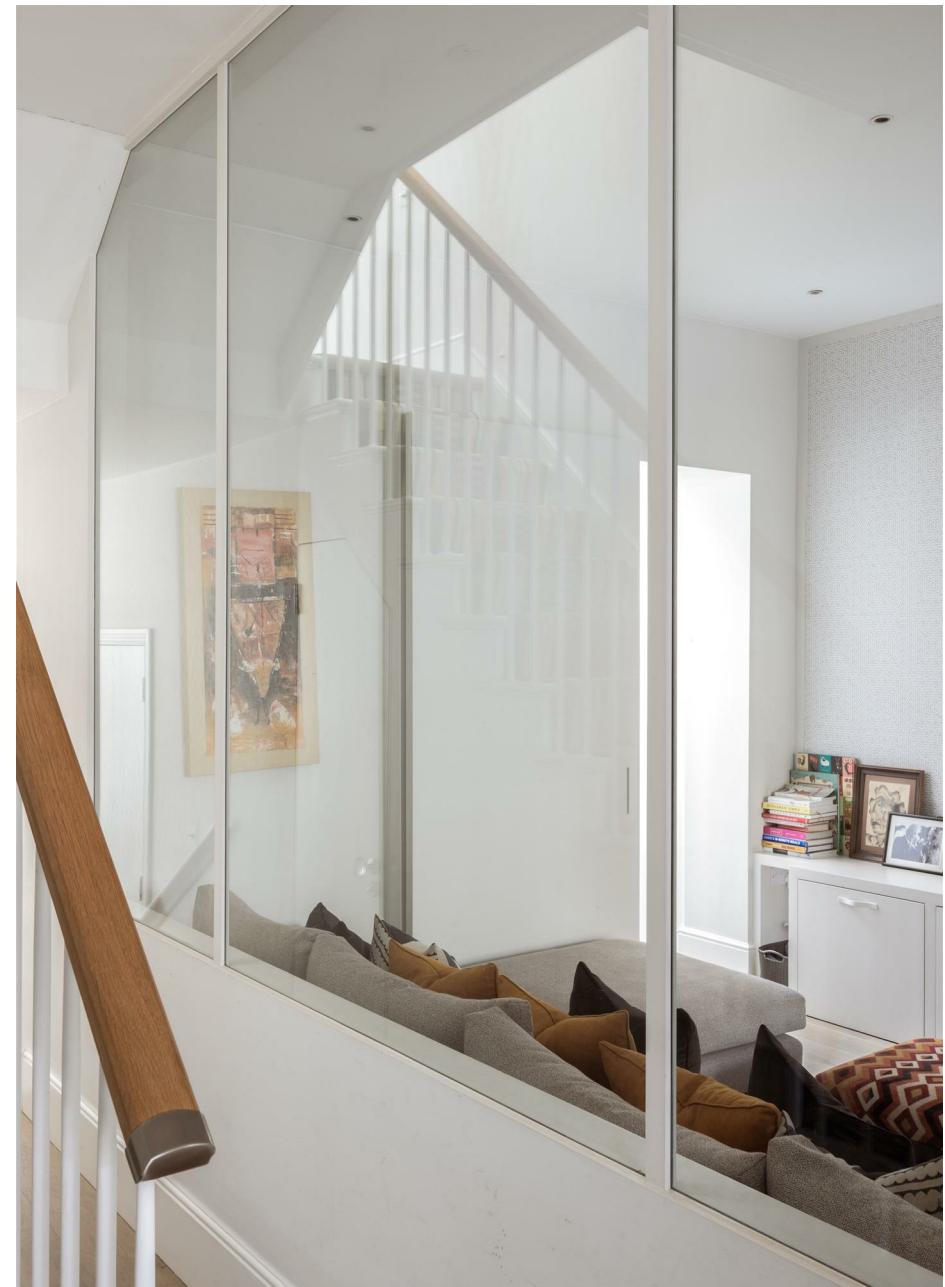


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FOR SALE is this truly exceptional terraced Edwardian property, offering 2257 sq ft of internal living accommodation commanding an enviable position on Kempe Road. The property offers a rare opportunity to acquire a meticulously designed and family-orientated home equidistant from Queen's Park & Kensal Rise.

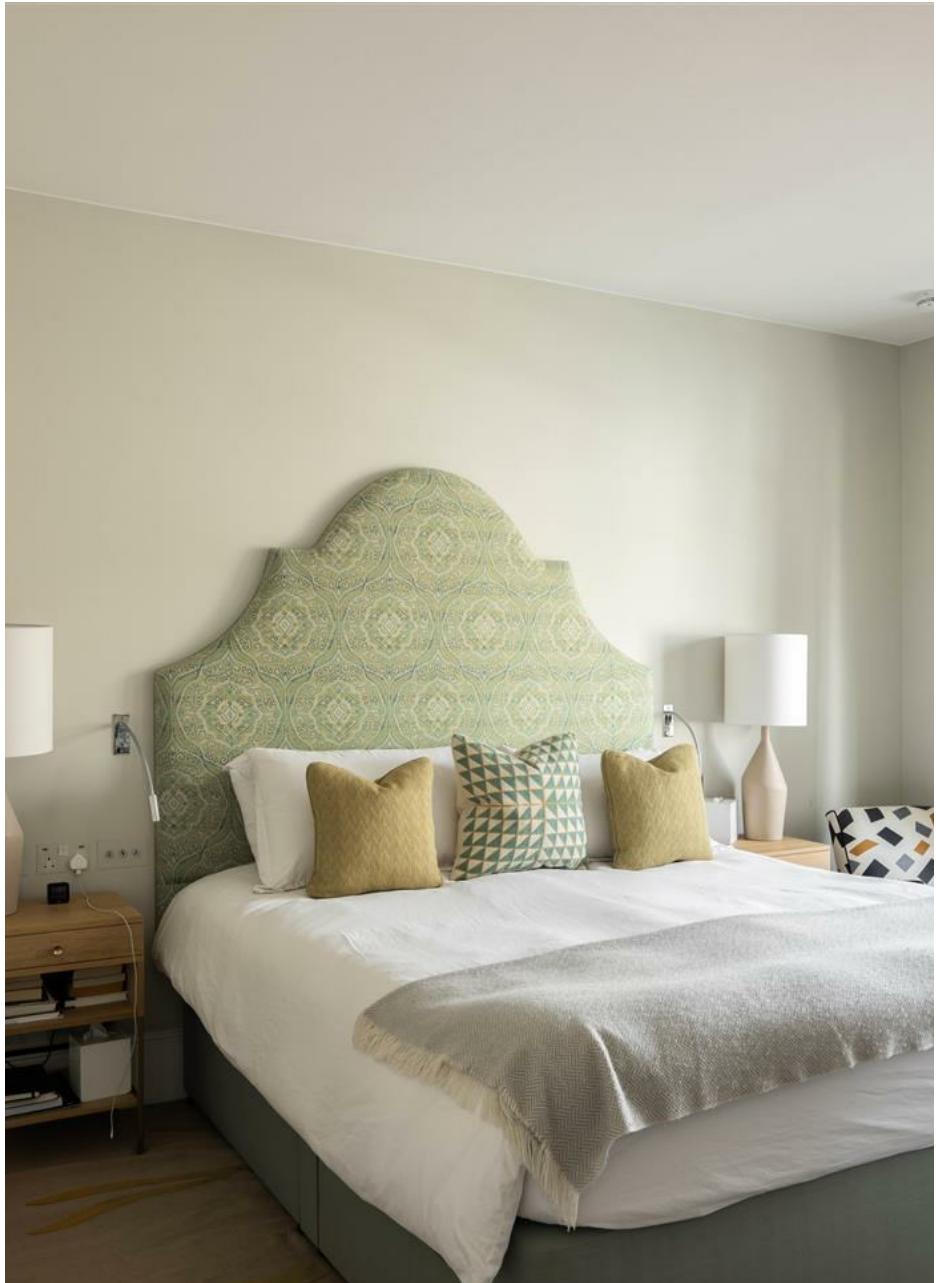
Upon entering, it becomes apparent that the current owners have achieved a considered, adaptable and sociable arrangement that maximises the available space absolutely. The refurbishment, which was a collaboration with Stone Holland Interiors, had a specific focus on family pragmatism and has resulted in an atypical and extraordinary renovation.

The Ground Floor has a light, airy and contemporary aesthetic that is sympathetic to the original character of the building. To the right of the entrance hallway, there is a sizeable double reception which boasts a distinctly dynamic arrangement. The front offers a traditional lounge area with mounted sliding doors. There is a cinema room in the midriff, partitioned from the hallway through floor-to-ceiling glass panelling.









The rear is particularly impressive, offering an expansive and open-plan kitchen and dining room. The space has undergone a stringent structural consideration, boasting a soaring 3.2m ceiling and an exquisite kitchen with high-specification fixtures. The side-return is unique in scope, offering a planate ceiling that is consistent with the ceiling height in the kitchen. Owing to the property's southerly aspect, custom-built 'Fineline' sliding doors and five glass apertures, the space is abundant in natural light. At the rear of the garden, there is a comprehensive outside office/studio featuring a sauna.

The First Floor offers three bedrooms and a utility room. The principal en-suite bedroom is situated at the front, with the remaining bedrooms serviced by a three-piece family bathroom at the rear. The Second Floor is an exemplar loft conversion, comprising a further bedroom and en-suite.

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- An exquisite terraced Edwardian property, refurbished to an exemplary specification in collaboration with Stone Holland Interiors.
- Offers 2257 sq ft of internal and external living accommodation, comprised over three floors.
- The property has been designed with functionality as a focal point, offering a considered, adaptable and sociable arrangement.
- The external storage unit features double mounted Sheffield stands for bicycles, and can comfortably fit a large baby stroller unfolded.
- The First Floor utility room is comprehensive in scope, boasting four Miele and Samsung washer/dryer appliances.
- Open-plan kitchen/dining room that has undergone a stringent structural consideration, boasting a soaring 3.2m ceiling and an exquisite kitchen with high-specification fixtures.
- Kempe Road is an extremely sought-after road that is equidistant from the varied amenities and venues in Queen's Park & Kensal Rise. Local transport links include Queen's Park (Bakerloo) and Kensal Rise (Overground). Queen's Park is moments away.
- Freehold- EPC (E)

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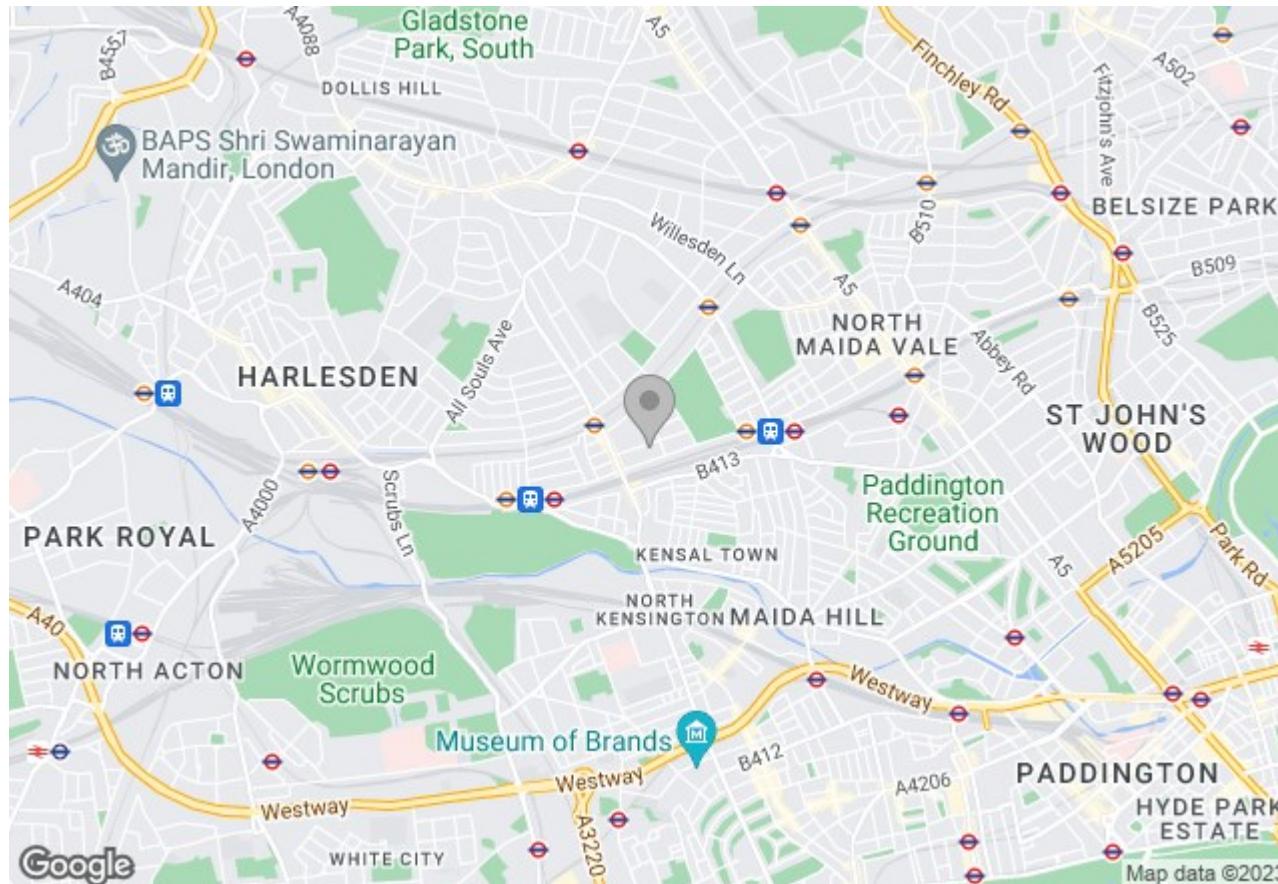
**KEMPE ROAD, NW6**

Approximate Area = 2257 sq ft/ 210 sq m  
Including Limited Use Area and Summer House (277 sq ft/ 26 sq m)  
Outside Area = 867 sq ft/ 81 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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