



RIGBY & MERCHANT

Spacious five bedroom semi on Wrentham Avenue with elegant living areas, large kitchen, garden studio with sauna, off street parking, and easy access to Kensal Rise and Queens Park, NW10.



Wrentham Avenue, Queens Park - NW10 3HT
£3,250,000



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MERCHANT



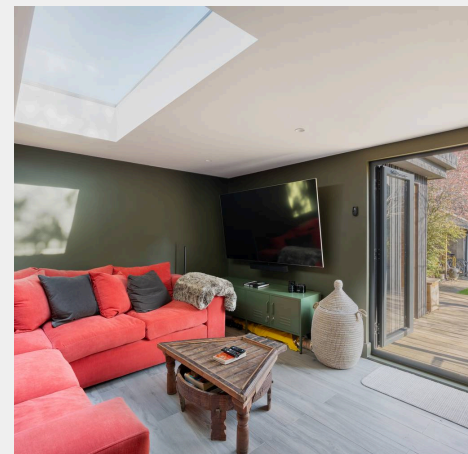
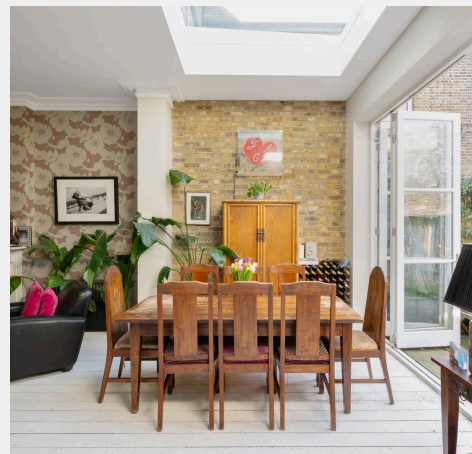
A beautifully proportioned five bedroom family home on Wrentham Avenue, one of Kensal Rise's most sought after residential streets.

This is a house that balances character and volume brilliantly. The front reception is elegant and inviting, with high ceilings, a wide bay window and original detailing, creating a calm, welcoming first impression.

To the rear, the house opens up dramatically. The floor has been lowered to create a superb sense of height and width across the kitchen and dining space, measuring over 26 ft. A large central island anchors the room, with generous space for dining and everyday living, all flooded with natural light from overhead rooflights and full width doors onto the garden.

Upstairs, the accommodation is well arranged over two floors. There are five bedrooms in total, including a particularly impressive principal suite occupying the top floor, with excellent proportions and a sense of privacy. The remaining bedrooms are all well sized, making this a highly practical family layout, supported by well finished bathrooms.

The garden extends to over 50 ft and has been thoughtfully designed to offer both entertaining and functional space. At the rear sits a standout garden studio, currently arranged as a gym and home office, complete with a sauna. It is a rare addition and adds a completely different dimension to how the house can be used.





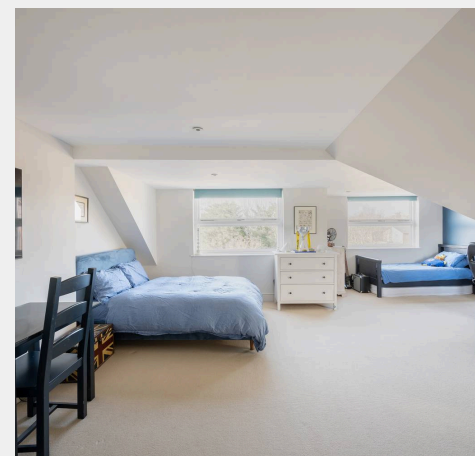
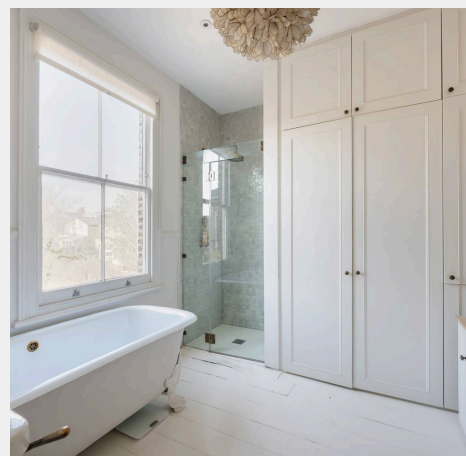


Further benefits include off street parking to the front, a separate utility room, and a total internal area approaching 2,800 sq ft including the studio. A fantastic semi detached family home with real scale, strong design and something genuinely different.

Wrentham Avenue is a quiet, tree lined road moments from the independent cafés, shops and restaurants of Kensal Rise, with excellent transport links and highly regarded local schools close by.

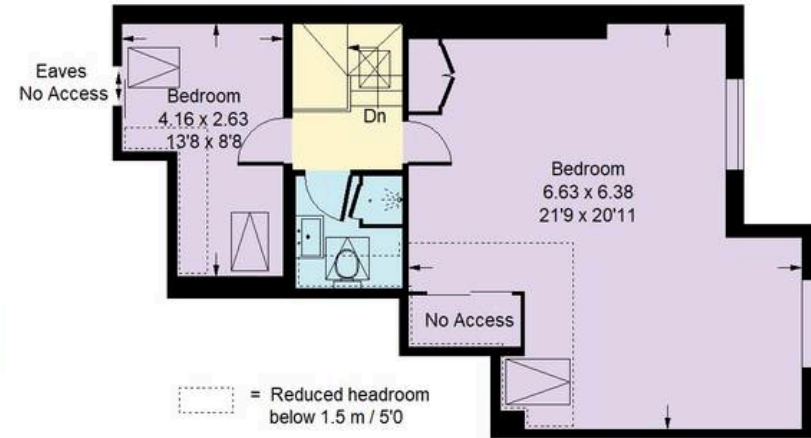
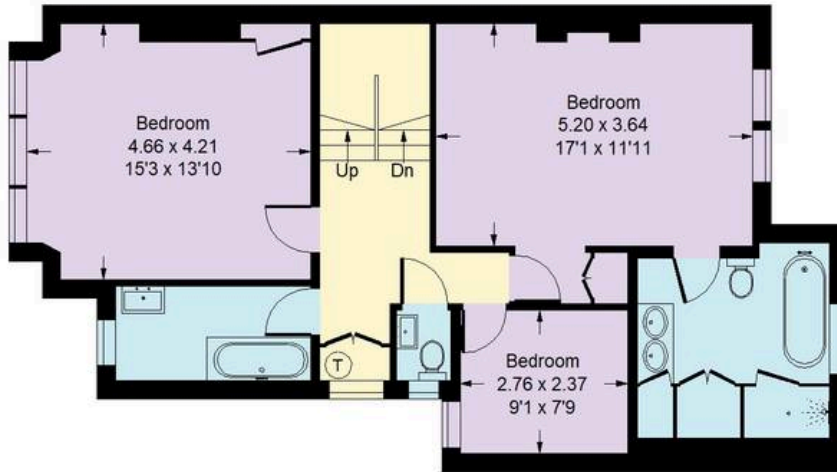
Council Tax band: G

Tenure: Freehold



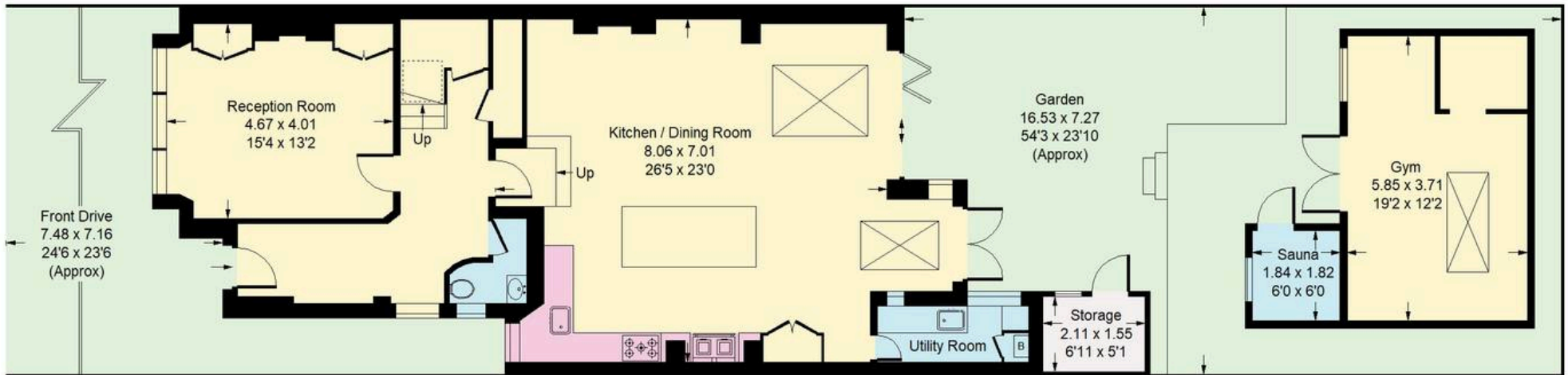
Wrentham Avenue, NW10

Approx. Gross Internal Area = 230.1 sq m / 2477 sq ft
 Gym & Sauna = 25.3 sq m / 272 sq ft
 Storage = 3.2 sq m / 34 sq ft
 Total = 258.6 sq m / 2783 sq ft



First Floor

Second Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



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