



**RUSSELL
SIMPSON**

Spacious two-bedroom flat with
south-facing principal bedroom

WAKEMAN ROAD
KENSAL GREEN NW10

Wakeman Road

£630,000

<div>BEDROOMS</div> <div>2-2</div>	<div>INTERNAL</div> <div>801 <small>SQ FT</small></div> <div>74 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>Brent Council</div>
<div>BATHROOMS</div> <div>2-2</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>D</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>—</div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>—</div>



The Property

Carefully renovated flat with a generous reception room, in a popular neighbourhood close to Kensal Green

Indoor Spaces

The flat occupies the first floor of a house, with a large reception room at the front. This includes an open-plan kitchen, with enough space for separate dining and seating areas. In addition, the wide landing has enough space for its own study area.



img 1

Rustic Dining

img 2

Stairway



The Bedrooms

At the rear of the flat is an unusually large principal bedroom, with a pair of south-facing sash windows and an additional east-facing window, ensuring the room is filled with light throughout the day. Together with the next-door bathroom, it forms a well-proportioned private suite. The property includes a second bedroom with built-in storage, a second bathroom, and utility cupboard off the landing.

img 1

Principal Bedroom

img 2

Ample Storage



The Design

There is only one other flat in the building, also on the market, giving a potential owner the opportunity to acquire both. In addition, there is planning potential for a large second floor above.

The previous owners renovated throughout, paying close attention to insulation with hardwood flooring, new windows, and sills. A new boiler was installed alongside new wiring and plumbing, controlled by a Nest system. The fitted wardrobes are from John Lewis and paint all chosen from Paint and Paper Library.



The Neighbourhood

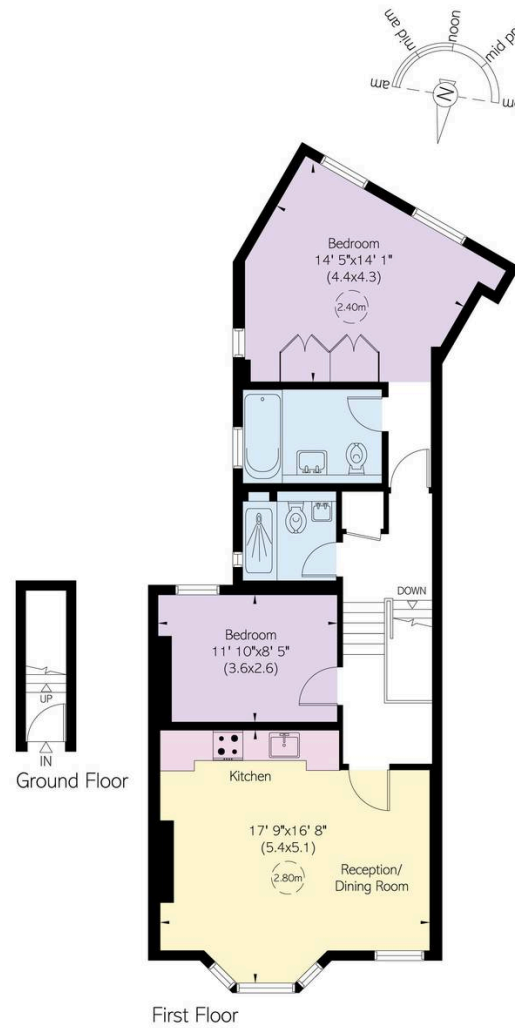
Wakeman Road is a short walk away from Kensal Green station, with Kensal Rise and Queen's Park also close. Beyond is the picturesque towpath along the Grand Union Canal, while the shops and restaurants of Ladbroke Grove are also nearby. The area contains several good schools, as well as popular family spaces like Jaego's House, and a popular farmers' market at Queen's Park.

Wakeman Road, NW10

Approximate Internal Area
801 sq ft/ 74 sq m

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This plan is for layout guidance only.
Not drawn to scale unless stated. Windows
and door openings are approximate. Whilst
every care is taken in the preparation of this
plan, please check all dimensions, shapes,
and compass bearings before making any
decisions reliant upon them.



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