

INIGO



Bathurst Gardens

LONDON NW10

SOLD

An exacting renovation has reappointed this two-bedroom, first-floor apartment in Kensal Rise with a colourful, confident palette. Unfolding over just shy of 800 sq ft, the home retains many of its period features, which have been carefully stripped back to their original materials. Bathurst Gardens is brilliantly located for the best of the area and is just a 5-minute walk from Kensal Green Station.

Setting the Scene

Bathurst Gardens sits just off All Souls Avenue in the heart of Kensal Rise. The street is named after All Souls College, Oxford, which owned land in the area. In 1888, following the surrender of a farm lease, All Souls began development; they constructed Chamberlayne Road, which linked Kensal with Willesden Green. This newly developed area was named Kensal Rise, and in 1890, Kensal Green Station was renamed Kensal Rise Station; the newer Kensal Green Station in use today was built in 1916.

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The All Souls estate now extends from Kensal Green to Harlesden. Many of the houses were built by Charles Langer and Charles Pinkham, their most notable work being the intricately decorated houses in Clifford Gardens, constructed around 1897. Each of the streets has a wonderfully unique character; Bathurst Gardens is made up of handsome, late Victorian red-brick houses with large bay windows and cheery tiled porches.

The Grand Tour

The apartment sits on the first floor of a charming, semi-detached red-brick house. Its current owners have filled the pretty white-painted window boxes on its façade with a curated mix of grasses and flowers. Entry is through the main front door, where stairs lead to the apartment's private entrance.



On entry, the spaciousness of the home becomes apparent; soaring ceilings and a well-placed skylight make for an impressive, voluminous hallway. 'Danish Lawn' by Farrow and Ball adds energetic bursts of green to the handrail and bannisters. All the paintwork throughout the home is by Farrow and Ball. Original sanded and stained floorboards begin here and run throughout, with doors made from similar timber.

The lounge is a well-proportioned, dual-aspect room with an impressive bay window overlooking the quiet street. Large and bright, a tasteful renovation has appointed a muted tidal green to the walls ('Vert de Terre' by Farrow and Ball) where preserved cornicing, a ceiling rose and a reclaimed fireplace lend period elegance. A mid-century globe chandelier hangs in the centre of the room, while a pendant light by Tom Dixon hanging in front of the smaller window adds an atmospheric glow come night-time.

A corridor connects the front and back of the plan and has a cleverly carved-out workspace. The kitchen is towards the back and has a good deal of counter space with refined cabinetry painted in 'Forest Green'. AEG appliances are seamlessly integrated, and a Belfast sink is positioned in front of the window. Two exposed brick walls add rustic charm to this north-west London apartment.

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Both of the bedrooms are well-sized and have pendant lighting and green views out of their tall windows. Their architraves have been stripped, leaving the beautiful original woodgrain exposed.

There is a bathroom in the centre of the plan, executed with subtly variegated pale blue tiles from Porcelain Superstore. Fittings and fixtures, like a rainfall showerhead above the bath, from Lusso Stone, add graceful gold accents to the room.

Out and About

Positioned between Willesden Junction and Kensal Rise, the house is well-located for village-style amenities. Chamberlayne Road is within easy reach, with its fine selection of independent cafés, restaurants, delis, pubs and shops – including a butcher, greengrocer, specialist bakery and one of London's finest florists. Local favourites include Sacre Cuore pizzeria, indie cinema The Lexi and Retrouvius for design lovers.

There are several Ofsted "Good"-rated state-run primary schools within walking distance, as well as a handful of private options.

The house's nearest train station is Kensal Green, which runs both Bakerloo Line and London Overground services. Further Overground services run from Kensal Rise and Willesden Junction station (both a 13-minute walk away), with connections to Highbury & Islington in one direction and Richmond in the other. The area is well served by a wide range of bus services into central London and elsewhere.

For more information, why not look to The Modern House's guide to Kensal Rise and Queen's Park?

Tenure: Leasehold

Lease Length: 151 years remaining

Service Charge: Approx £200 per annum

Ground Rent: £100 per annum

Council Tax Band: D

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About

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