

INIGO



Harrow Road

LONDON NW10
£795,000 FREEHOLD

Built as a worker's cottage in 1823, this delightful two-bedroom house lies in Queen's Park, north-west London. It has been gently renovated in recent years, employing a rich selection of paint colours throughout. There are two private courtyards at the front and rear of the house, south and north-facing respectively. Kensal Green station is around five minutes' walk away from this part of Harrow Road, while Kensal Rise station is just under 10 minutes' walk.

Setting the Scene

Harrow Road has a long and winding history. In the 19th century, it served as the major thoroughfare between Paddington and Harrow, with a number of tollgates cropping up along its route.

This cottage was built in the early part of the century to house local workers. It has plenty of well-preserved Georgian features, including a series of sash and casement windows, original floorboards and cast-iron fireplaces.

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The Grand Tour

Access to the house is via a discreet security gate set into a neat white-painted brick wall. Entry is to a generous private courtyard, its tall hedges fostering a sense of privacy and remove. The front door is framed by a gently arched doorway; it opens to a bright entrance hall with original, now richly-painted, floorboards.

At the front of the plan is a welcoming living room with a log-burning stove set in an original fireplace. Open shelving on either side of the chimney breast is perfect for displaying favourite books or photographs. An embracing shade has been used across the walls here, an embracing hue that fosters a cosy ambience. Beyond lies a dining room, with a large sash window that looks toward the garden via the utility room.

A set of wedding doors leads from the hall to the kitchen, its floor tiled in a striking geometric pattern. Overhead, white exposed rafters punctuate a green-painted ceiling. Work surfaces are finished with warm brown tiles, and open shelving can be used to display cookbooks and/or crockery. There is a butler sink, a freestanding oven, and a fridge.

A utility room lies behind a glass-panelled door, with space for white goods. There is also a guest WC on this floor with a Burlington washbasin.

Upstairs, via a staircase with oak treads, is the first-floor landing, a bright space with a large sash window, a rooflight and an ornate ceiling rose. There is space for a desk or a music area here.

The principal bedroom sits opposite, at the front of the plan, with dark-green walls, a cast-iron fireplace and smart coving. The second bedroom has deep windowsills, grey-painted walls and an alcove where a fireplace once was.

A shared bathroom has a bathtub with an overhead shower, a Burlington sink and white metro tiles.

The Great Outdoors

To the rear of the house, a peaceful walled garden provides opportunities for outdoor dining or entertaining. At the front, a large paved courtyard forms the entrance to the property and has space for potted plants.

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Out and About

Queen's Park, Ladbroke Grove and the Grand Union towpath are all easily accessible from Harrow Road. There are many excellent pubs and restaurants within a few minutes' walk of the house, including Parlour and The William.

Chamberlayne Road is within easy reach, with its fine selection of 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. The Kensal Green Cemetery, one of London's 'Magnificent Seven' cemeteries, is a few minutes' walk from the house, and the vast expanses of Wormwood Scrubs are a little further afield.

There are a number of excellent schooling options in the area, including St Thomas' Primary, St Luke's C of E Primary and Maida Vale independent secondary school.

Kensal Green station is a five-minute walk away and has access to the Bakerloo Line and Overground services, with direct lines to Euston in around 15 minutes. Kensal Rise Underground is also a short walk away and connects to Richmond and Highbury & Islington. The area is well-served by a wide range of bus services into central London.

Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.