



## Egerton Gardens, Kensal Rise, London NW10 .| £2,200,000

- Beautifully Presented Family Home
- Five bedrooms
- Three Bathrooms
- Three Spacious Reception Rooms

- Kitchen-Diner
- South Facing Garden
- Excellent Local Schools



"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

An amazing example of a fully extended family home in the heart of Kensal Rise. Found in a quiet Cul De Sac tucked away from the hustle & bustle of the vibrant Chamberlayne Road. The property is presented in good condition throughout and benefits from: Substantial entertaining space on the Ground Floor, 19ft front reception/music room with amazing bay window, further informal reception room with built in TV wall unit, 29ft beautiful modern kitchen/diner with huge centre island/breakfast bar with stone work surfaces and bi-folding doors leading out to the mature garden, Three bedrooms are placed on the first floor with the principal bedroom benefitting from a walk in wardrobe and spacious six piece en-suite that's fully tiled, family four piece fully tiled bathroom, loft conversion offers two further bedrooms and tiled shower room. Further benefits include: Parquet flooring throughout the receptions rooms, many original features, south facing garden and off street parking for 2-3 cars.

Egerton Gardens is nestled in the Kensal Triangle, which is a popular area for families who want to be close to good local schools and also Queens Park over the recent years, with is extremely popular neighbourhood which offers some of the finest eateries, bars and restaurants.



Malcolm Ornstein

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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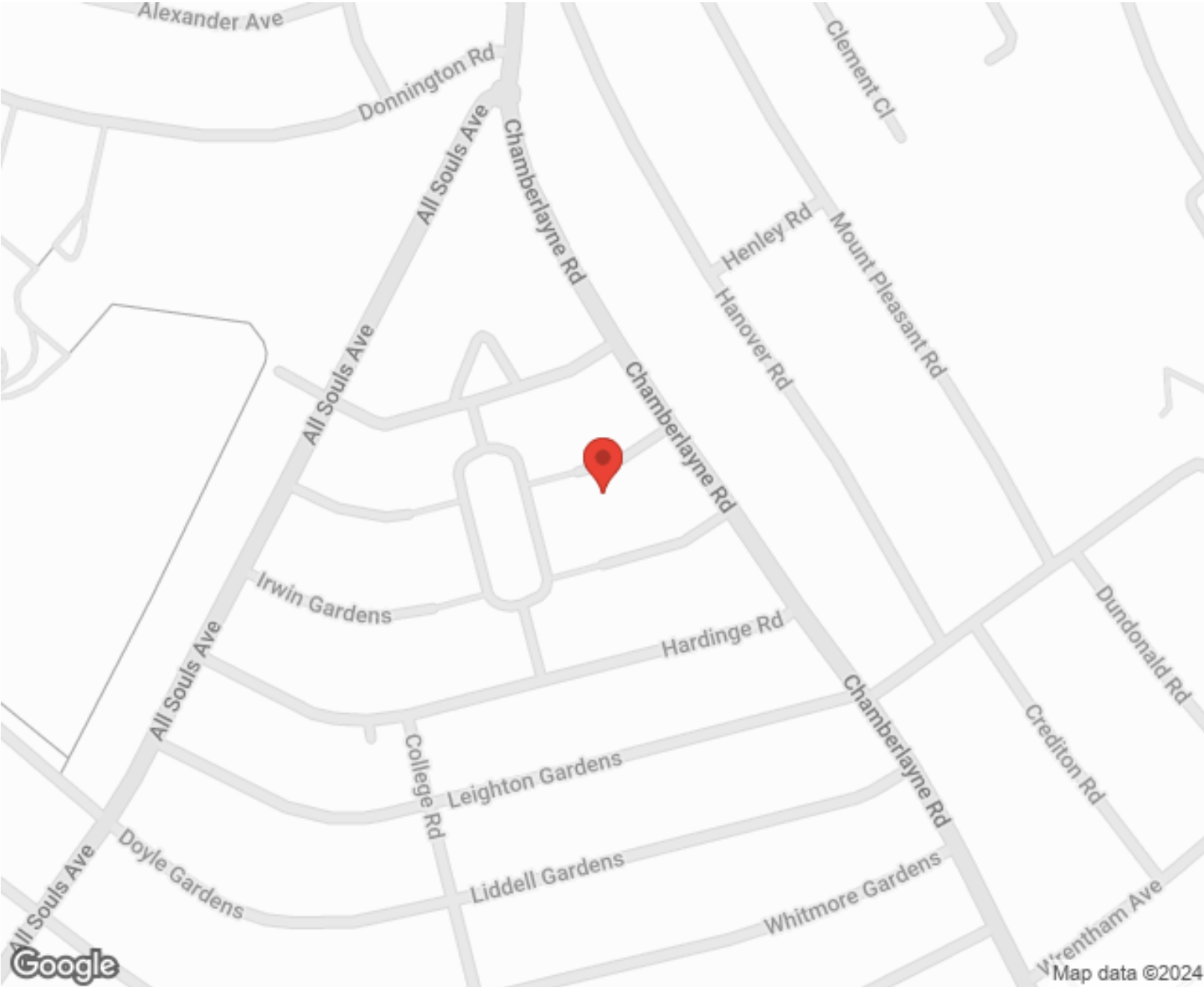


MORE INFO, PICTURES,  
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OUR WEBSITE





"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# Egerton Gardens, NW10

Approximate Gross Internal Area = 2608 sq ft / 242.2 sq m

Restricted Height = 25 sq ft / 2.3 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**