



**VITA**  
Properties

Leighton Gardens, Kensal Rise, London NW10 | £925,000

- Stunning share of freehold upper floor duplex
- Private terrace and Juliet balcony
- Three bedrooms, two bathrooms
- Open plan living space

- Moments to College Road
- Chain free

"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!"

Kate Brookfield x Vita Properties are proud to present this stunning three-bedroom upper-floor duplex in the heart of Kensal Rise, NW10.

Nestled just moments from the vibrant College Road, this beautifully light-filled apartment offers just shy of 1,100 sq ft of living space, spanning the top two floors of a charming mid-terrace period property. Accessed via a smart communal hallway, an internal staircase leads to the first floor, which features a spacious bedroom at the rear, a striking bathroom with both a freestanding tub and separate shower, and a dedicated utility room with a convenient space for guest coats and everyday essentials. The showstopper of this floor is the expansive L-shaped open-plan kitchen/living area, bathed in natural light from its south-east facing aspect, and featuring two restored fireplaces, adding character and warmth to the space.

On a half-level leading to the second floor, you'll find a double bedroom with direct access to a private terrace. The upper floor hosts a generous principal bedroom, complete with a Juliet

I stylish shower room.

Every detail of this home has been thoughtfully designed to create a beautiful aesthetic, elevating it above the rest and offering a truly unique living experience in one of London's most sought after neighborhoods.

Find the content on instagram @Kate\_the\_agent



Kate Brookfield

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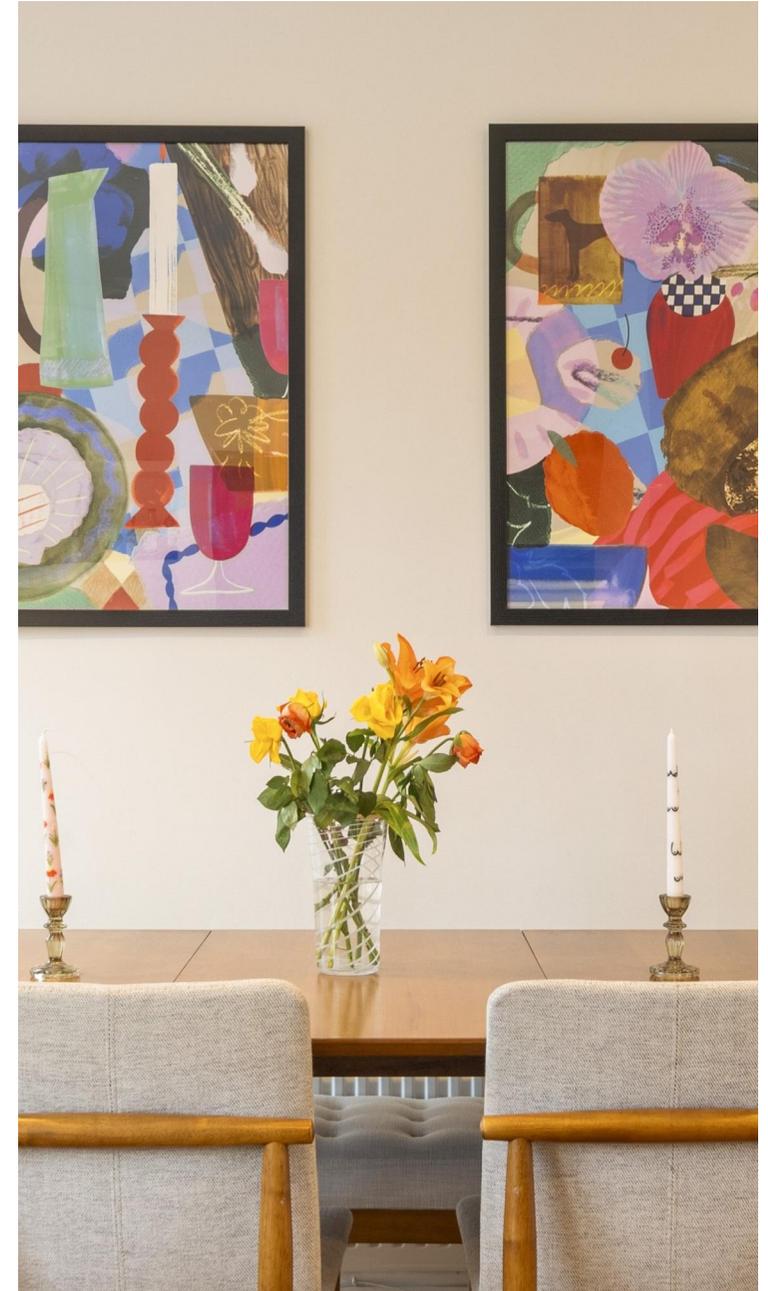
	Flat
	Share of Freehold
	x 3
	x 1
	x 2



balcony and an add

"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."

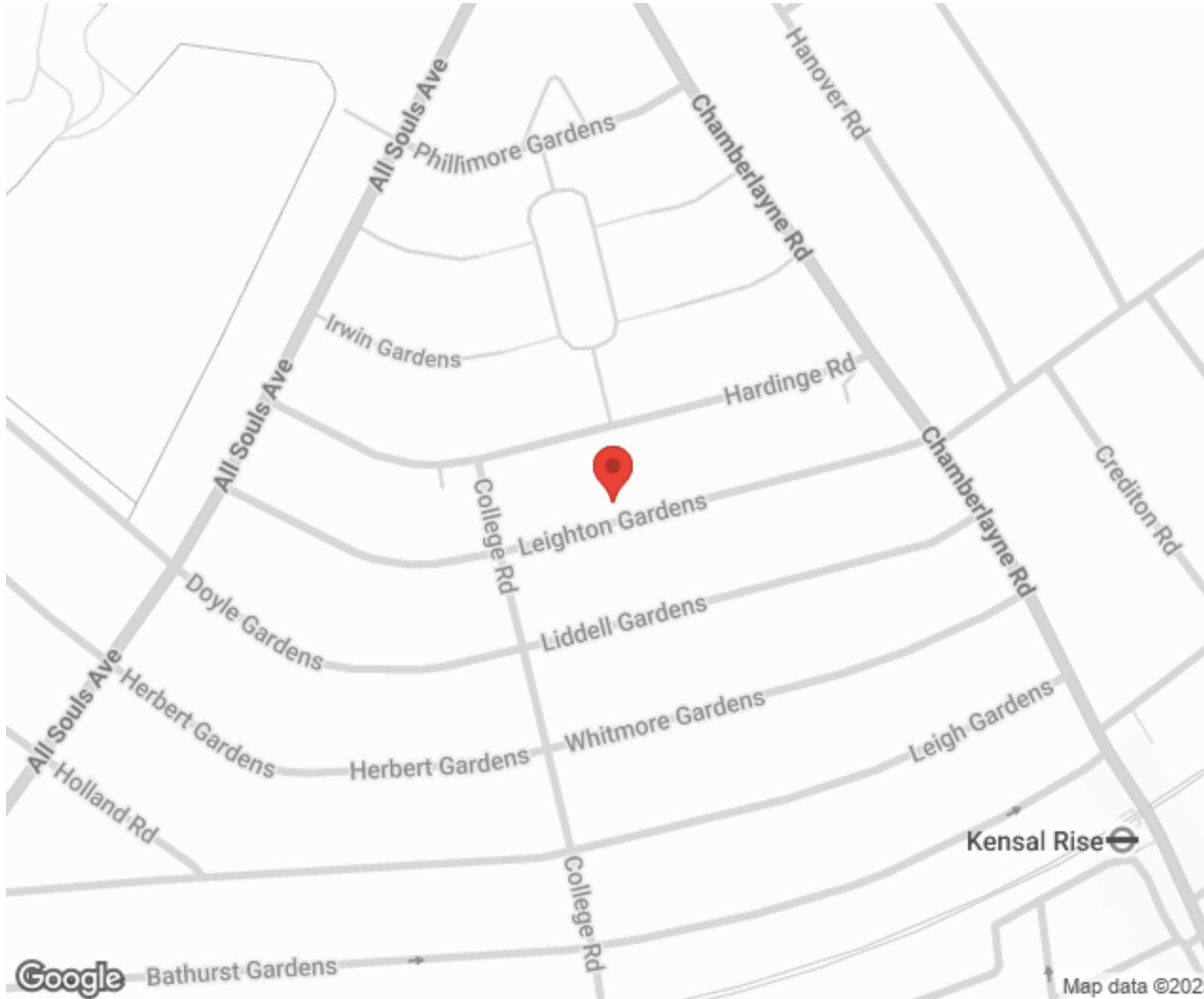
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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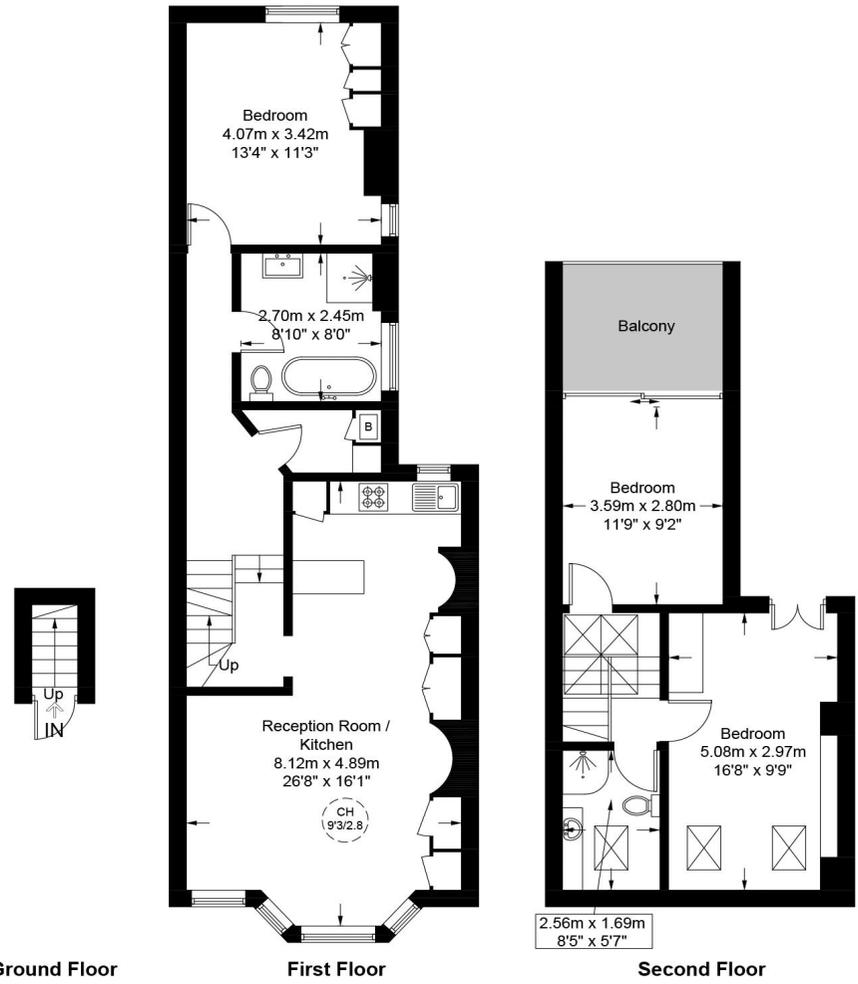
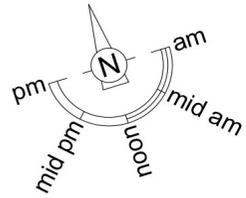
4.9 Stars | 132 Reviews

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# Leighton Gardens, NW10

Approximate Gross Internal Area = 1099 sq ft / 102.1 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.

