



## Harlesden Gardens, Kensal Green, London, NW10 | £1,150,000

- Superb mid terrace family house
- Bespoke Uncommon Projects kitchen
- Fully extended and renovated
- Large garden studio
- Four double bedrooms, two bathrooms
- Excellent internal storage
- 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!"

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Kate Brookfield x Vita Collaborations proudly present this beautifully designed family home on Harlesden Gardens, NW10.

Lovingly renovated by the current owners, this home offers bright spacious and stylish accommodation arranged over three floors and the added benefits of a wonderful garden studio.

Spanning 1834 sq ft, this home is presented in immaculate condition both inside and out. The ground floor comprises a superb dual aspect double reception room with reinstated period details and a glorious rear extension featuring a bespoke Uncommon Projects kitchen with Siemens and Miele appliances, cork flooring with underfloor heating and a stunning sitting space with feature window framing the rear garden.

The garden is low maintenance with a blend of reclaimed brick slips and artificial grass, with a home studio with full bi-folding doors, perfect as an extra office space, play room or home gym. The view from the garden to the back of the house showcases the cedar cladding finish of both the ground floor and loft extensions.

Completing the first floor, cleverly hidden storage areas including a full utility cupboard and guest cloakroom.

-  Terraced
-  Freehold
-  x 4
-  x 2
-  x 3



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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."

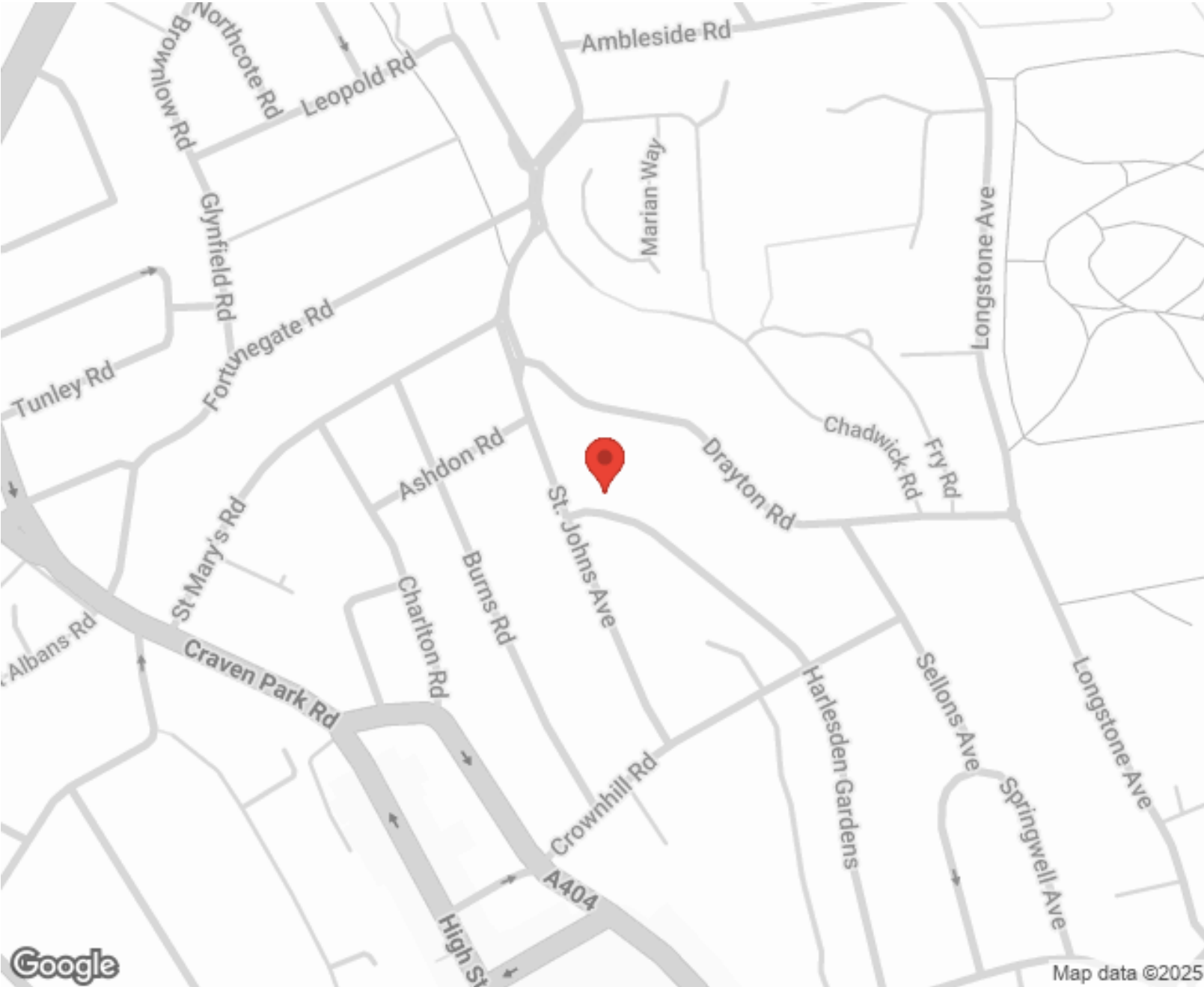
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"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# Harlesden Gardens, NW10 4HB

Approx Gross Internal Area = 146.53 sq m / 1577 sq ft

Shed = 6.38 sq m / 68 sq ft

Office/ Child's Play Room = 7.56 sq m / 81 sq ft

Eaves Storage/ RHH = 9.98 sq m / 107 sq ft

Total = 170.45 sq m / 1834 sq ft



= Reduced headroom below 1.5m / 5'0"



Ref :

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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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