



Hiley Road

KENSAL RISE, LONDON, NW10

£1,375,000



THIS IS
AN
INVESTMENT.

Kate Brookfield X Vita Collaborations are delighted to present this exquisitely renovated four-bedroom home in the heart of Kensal Rise, NW10. Fully refurbished in 2022, this property exemplifies refined, timeless design. With a bespoke deVOL kitchen and a high-spec finish throughout, it stands as one of the most beautifully executed homes in the area.

Behind the striking white-painted façade with classic checkerboard tiles lies a home brimming with charm. The current owners have meticulously restored the property's original character, evident from the moment you step inside - where intricate ceiling mouldings and thoughtful detailing create a lasting first impression.

The ground floor boasts a double reception room, offering both a formal living area to the front, complete with a working gas fireplace and renewed timber sash windows with shutters, and a relaxed media space to the rear. This area features a custom-built entertainment wall, with integrated shelving, storage, and ample room for a large corner sofa - a perfect family-friendly snug.

To the rear of the house is a beautifully extended kitchen, complete with a guest WC featuring a Thomas Crapper basin. The light-filled kitchen extension includes skylights over the main prep





The kitchen cabinetry is painted in Trinity Blue topped with quartz worktops, complemented by deVOL brassware and taps, and lit by a blend of deVOL pendants and Fritz Fryer wall lights.

Upstairs, the first floor hosts a spacious double bedroom overlooking the rear garden, a beautifully appointed family bathroom with marble countertops, Ca' Pietra tiles, and Aston Matthews fittings. A generous single bedroom occupies the centre of the floor, adjacent to a laundry cupboard with dedicated space for both a washing machine and separate dryer.

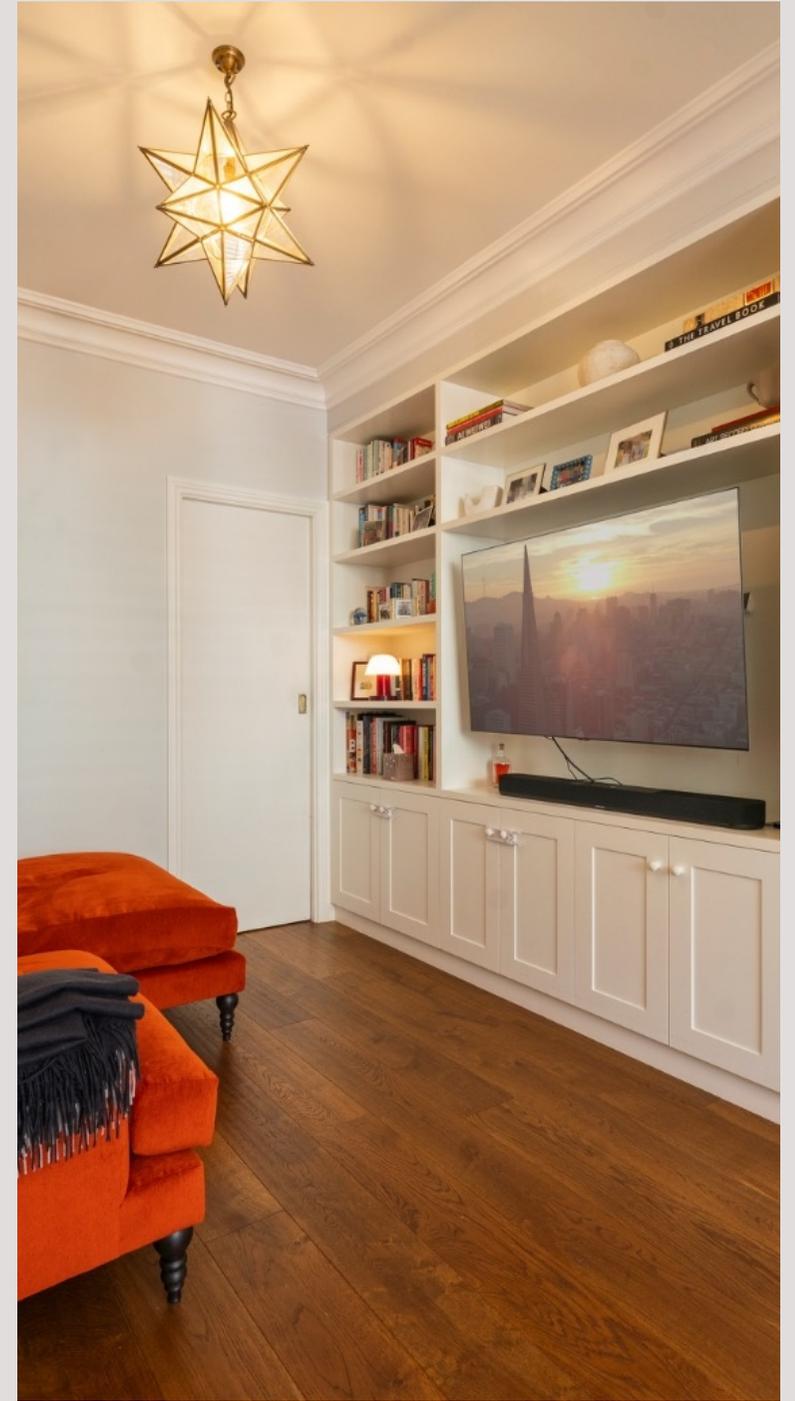
At the front of the house, the principal bedroom suite spans the full width of the property, featuring bespoke built-in wardrobes, renewed sash windows with blackout blinds and shutters, and an elegant en-suite with marble tiles and Studio Ore fittings.

The top floor reveals a bright and expansive loft bedroom, complete with dormer window, Velux skylights, and ample built-in storage - ideal as a guest suite or home office.

Hiley Road is a quiet residential street perfectly placed within the highly sought-after 'Kensal Triangle'. Just moments from the independent shops, cafes, and restaurants of College Road, and a short walk from Kensal Green (Bakerloo & Overground), the location offers excellent



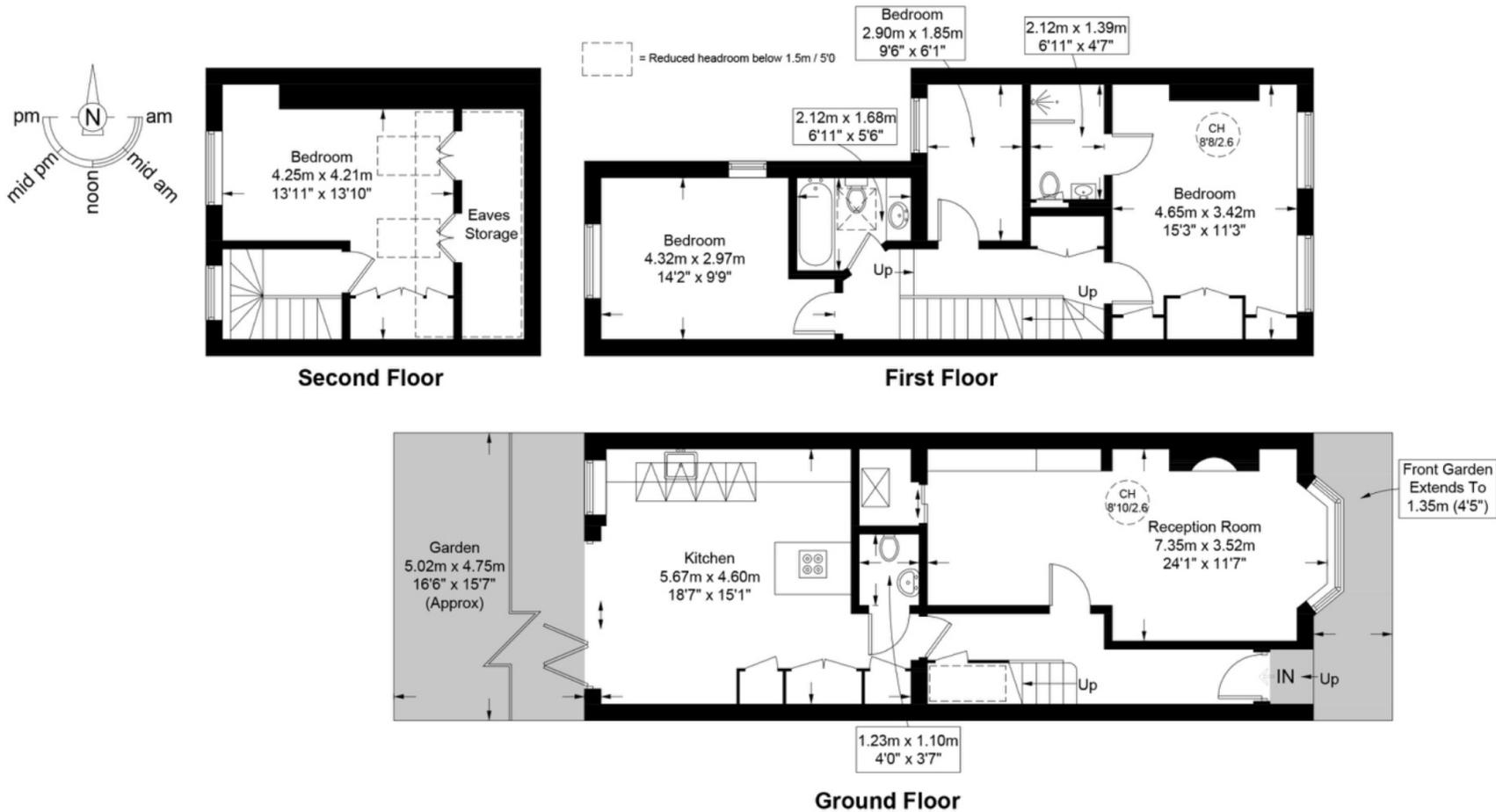




Hiley Road, NW10

Approximate Gross Internal Area = 1433 sq ft / 133.1 sq m

Restricted Height = 102 sq ft / 9.5 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.



Particulars

Property

Hiley Road, Kensal Rise, London, NW10
£1,375,000

Rooms



1



2



4

Features

- Stunning interiors
- Fully renovated
- deVOL kitchen
- West facing garden

Information

Council Tax

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

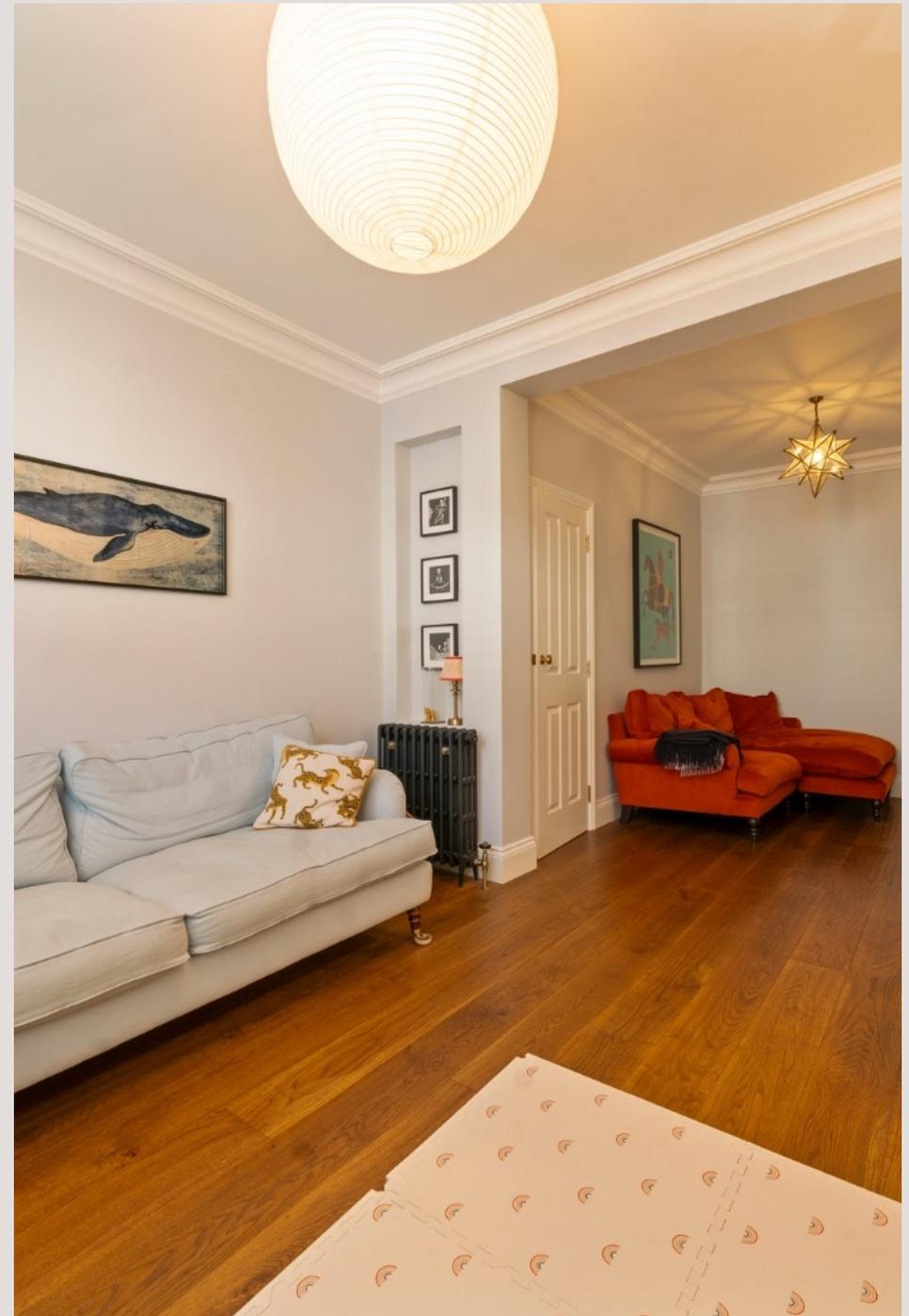


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