

OKEHAMPTON ROAD - NW10



Guide Price - £2,500,000

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A perfect family home.

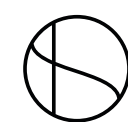
Spaces to be together, and places for quieter moments too.

Thoughtfully refurbished and extended, an effortless combination of period and modern.



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FORMAL RECEPTION ROOM



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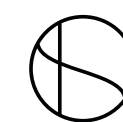
It's rare to find a home which has been designed to fulfil the multiple needs of family living. Which makes what you discover as you step past the façade of this seemingly ubiquitous Queens Park house, truly special.

Spaces to be together, and places for quieter moments too. Thoughtfully refurbished and extended, an effortless combination of period and modern.

The ground floor is home to two separate, and very different living spaces. A more formal reception, and an expansive open plan kitchen, dining and family room, leading on to a large mature garden. Upstairs, an indulgent principal bedroom suite which includes an

oversized bathroom and walk through wardrobe, is complemented by four further bedrooms.

Queens Park is a wonderful family neighbourhood with an abundance of open spaces, cafés and restaurants. The park itself is home to a pitch and putt golf course, tennis courts, a large kids playground and a petting zoo. Both Kensal Rise overground and Queens Park underground are less than a mile away.



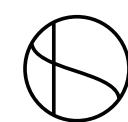
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PRINCIPAL BEDROOM SUITE



PRINCIPAL BATHROOM



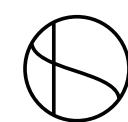
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FRONT EXTERIOR



BEDROOM 2



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Accommodation

- Principal bedroom with oversized en-suite bathroom & walk in wardrobe
- Bedroom 2 with Juliette balcony and adjacent shower room
- 3 further bedrooms
- Family bathroom
- Fully fitted kitchen incorporating dining and family areas
- Formal reception room
- Laundry room
- Guest WC

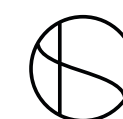
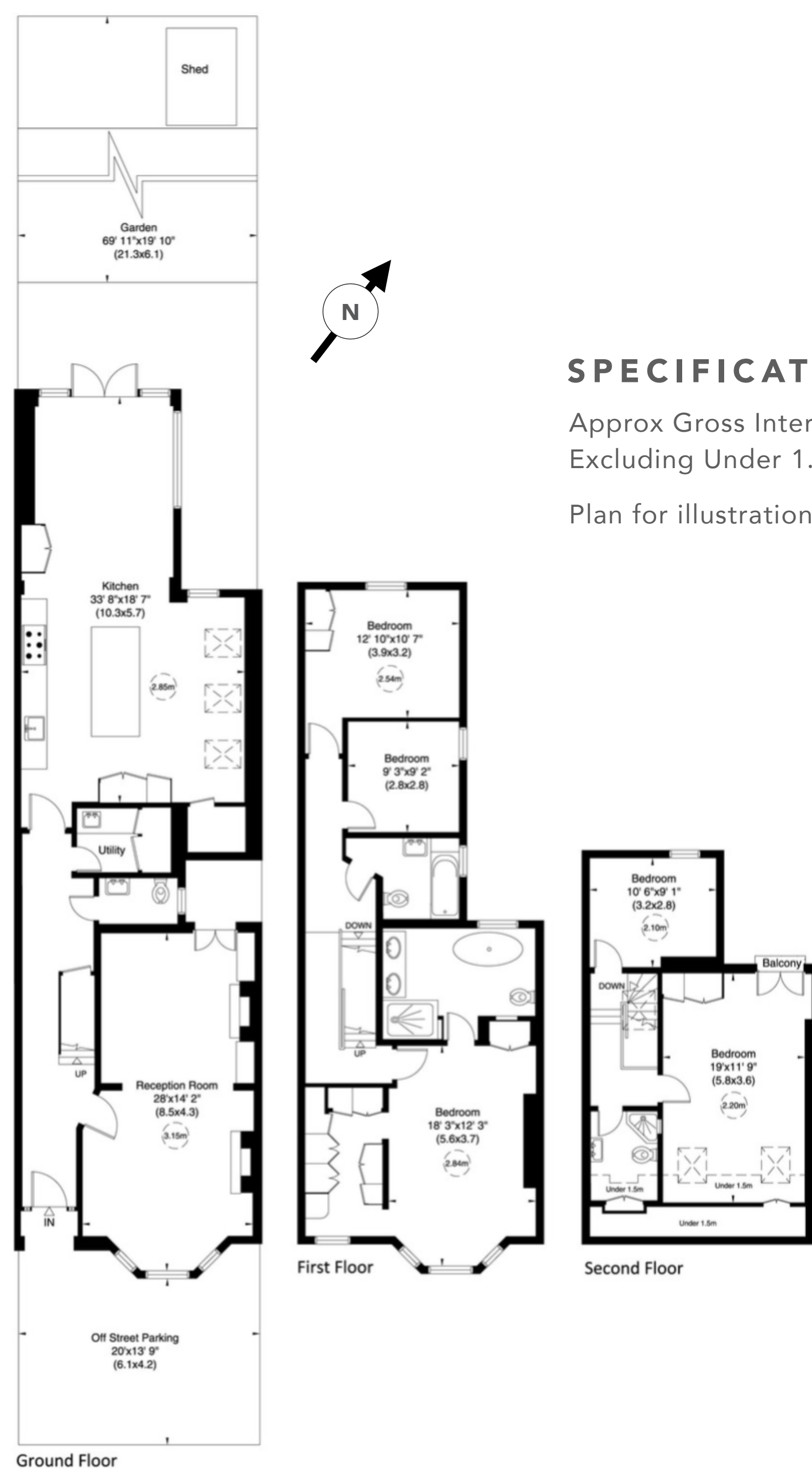
Amenities

- Off street parking for one car with electric charging point
- Private rear garden
- Internal courtyard
- Zoned underfloor heating to bathrooms and kitchen

SPECIFICATIONS

Approx Gross Internal Area **2523 Sq Ft** (234 Sq M)
Excluding Under 1.5m **2436 Sq Ft** (226 Sq M)

Plan for illustration purposes only. Not to scale.



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Energy performance certificate (EPC)

 Okehampton Road LONDON NW10 3EE	Energy rating D	Valid until: 12 September 2028 Certificate number: 0342-2822-6910-9298-5735
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Property type	Mid-terrace house
Total floor area	232 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

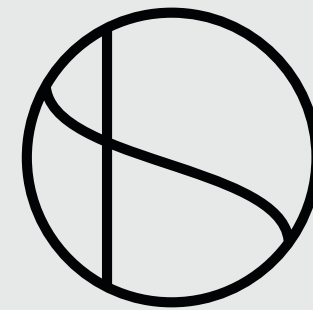
the average energy rating is D
the average energy score is 60

Energy
Performance
Certificate



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Tel: **07967 378 020**

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