

AUCOOT



ADDRESS

Settle, Harrow Road, Kensal Green, London
NW10

PRICE

£700,000

DESIGNER

Scenesmith

INFORMATION

Designed with meticulous care by Scenesmith, this space embodies the perfect balance of form and function, creating a home that is both refined and comfortable. This two-bedroom, two-bathroom apartment is situated in an enviable position within Settle, a small, recently completed design-led development.

The interiors celebrate arched architecture, inspired by the church next door, with bespoke joinery and carefully selected materials reflecting a dedication to craftsmanship. Upon entering the home on the second floor (with lift access), you immediately sense a feeling of calm and warmth in the hallway, with exposed plaster walls adorned with hanging artwork. Playful round arches, engineered timber flooring, and a soothing tonal palette create an atmosphere of relaxation in the living area. The kitchen introduces a splash of vibrant colour, with cabinetry delicately crafted by MILK, complemented by Terrazzo worktops with upstands. This thoughtfully designed layout allows for a flowing, open connection between defined spaces. Floor-to-ceiling sliding doors lead to an internal winter garden with terracotta tiles, ideal for all year-round entertaining.

Across the hallway, the principal bedroom exemplifies design. A generous space, it features a fitted wardrobe and an ensuite defined by a deep wine hue and a gently curved wall. A Crittall-style glass partition subtly connects the two, allowing light to flow freely. A seating area completes the room, providing a tranquil spot to take in views of the Wembley Arch in the distance. The second bedroom continues the home's thoughtful design. Spacious and versatile, it comfortably accommodates a double bed and includes a dedicated space for a work-from-home setup, blending practicality with a calm, considered aesthetic.

To complete the tour, the main bathroom showcases the home's commitment to thoughtful design. The curved architecture is softened further by a ledge repurposed from recycled plastic, seamlessly blending sustainability with refined elegance. Like the rest of the home, this space is a testament to the harmonious balance of form, function, and detail.

LEASE LENGTH

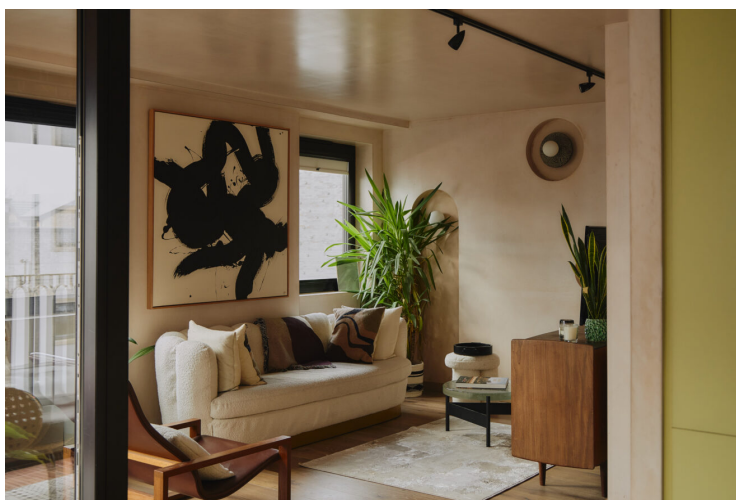
124 years

SERVICE CHARGE

£2400 per annum

EPC

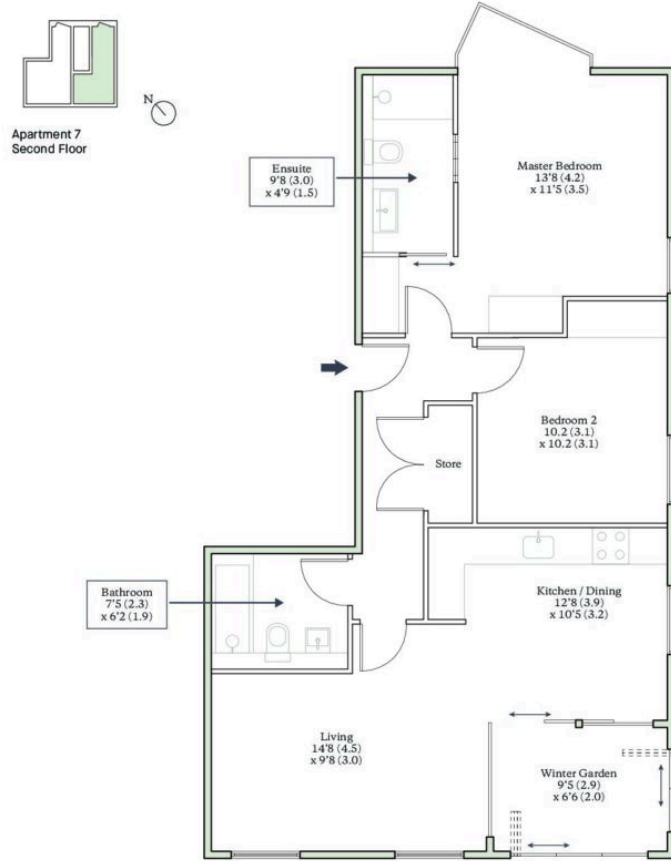
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SETTLE, HARROW ROAD, LONDON, NW10

Total Internal Area = 843 sq ft / 78 sq m
For identification only - Not to scale



AUCOOT
RICS Property Measurements Standard

