AUCOOT



ADDRESS

Hanover Road, Kensal Rise, London NW10

PRICE

£2,350,000

DESIGNER

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INFORMATION

This beautifully reimagined five-bedroom Edwardian home seamlessly blends period elegance with bespoke contemporary detailing. Thoughtfully extended and meticulously refurbished, the house spans approximately 2,500 sq. ft across three well proportioned floors, balancing timeless character with modern refinement. The house also benefits from the rare advantage of off-street parking.

A welcoming entrance hallway leads into a graceful front reception room. Here, high ceilings, an original fireplace, and a bay window with stained glass lend a sense of heritage and warmth. To the rear, a striking open-plan kitchen, dining, and living space unfolds. Exposed charred beams and diagonally set metal slates on the glass-ceilinged side return create an interplay of light and shadow, adding depth and texture to the space. This considered materiality enhances the connection between inside and out, while floor-to-ceiling sliding doors frame the landscaped garden beyond. The handle less kitchen refines minimalism, designed for both form and function. A downdraft extractor ensures uninterrupted sightlines, while a Quooker hot water tap, oven, and combi microwave are seamlessly integrated. A full-height splashback and quartz shelving extend to meet the ceiling, creating a sleek, cohesive aesthetic that enhances the sense of space and light. The landscaped garden is thoughtfully zoned to create distinct yet cohesive spaces. The patio extends seamlessly from the kitchen, forming a natural continuation of the living space. Beyond, a central lawn offers a soft contrast, while a raised decking area at the rear - bathed in sunlight.

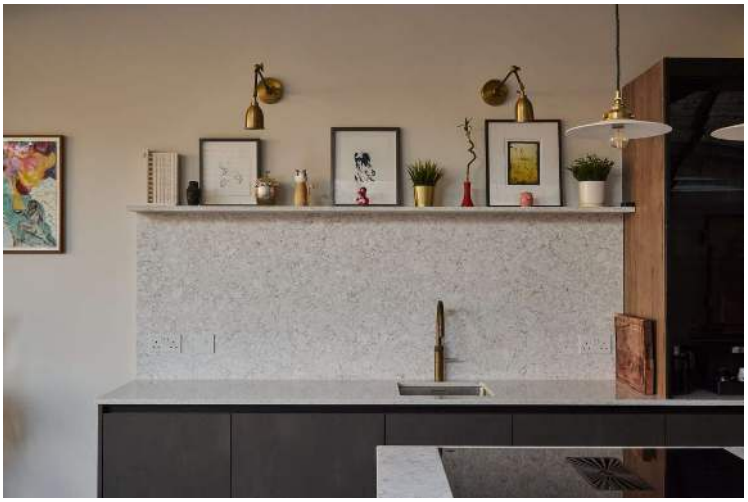
The first floor is home to the principle bedroom suite, formerly two bedrooms. This beautiful space features a walk-through wardrobe, delicate stained glass details, and a carefully curated en suite. The first floor hosts two generous double bedrooms alongside a well-appointed family bathroom. A discreet utility cupboard provides a practical space for laundry appliances. Above, the top floor, offering two further double bedrooms and a shared shower room of contemporary design.

EPC

TBC







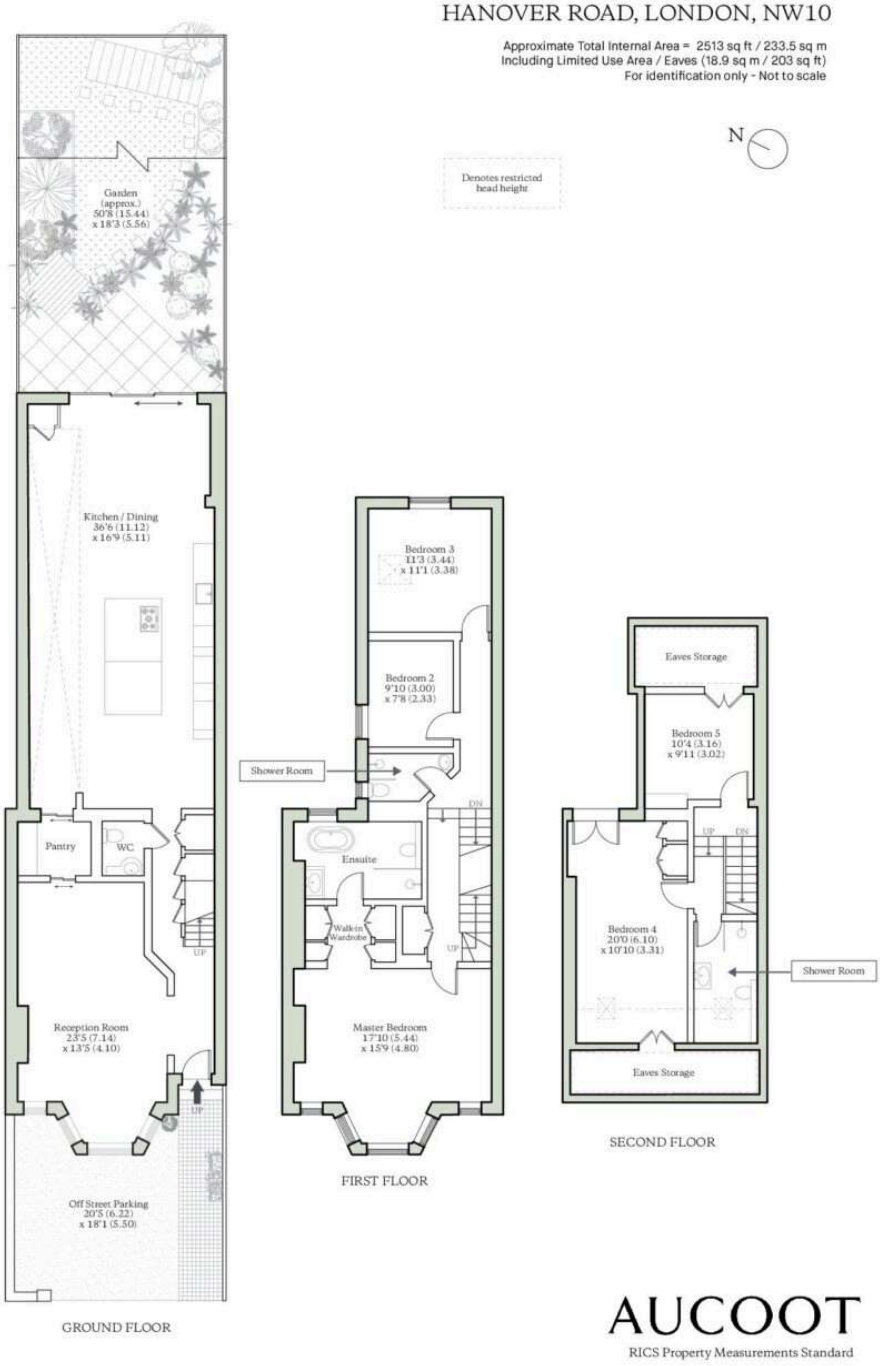






HANOVER ROAD, LONDON, NW10

Approximate Total Internal Area = 2513 sq ft / 233.5 sq m
Including Limited Use Area / Eaves (18.9 sq m / 203 sq ft)
For identification only - Not to scale



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RICS Property Measurements Standard