MILE









Ponsard Road, London NW10

£965,000 Freehold

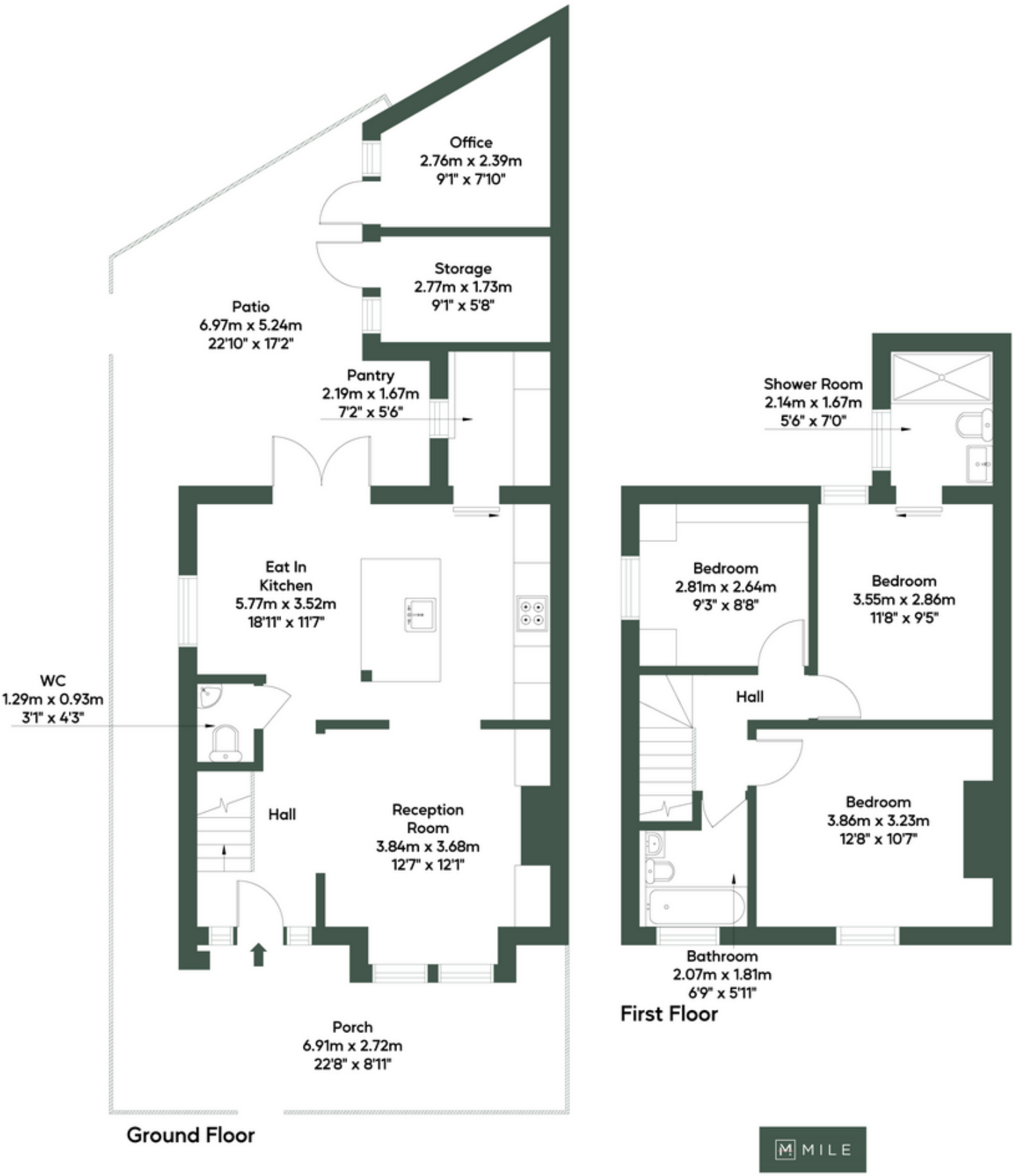
Tucked along one of Kensal Rise's quieter residential streets, this beautifully presented three-bedroom end of terrace freehold house is the sort of home that makes you exhale the moment you step through the door. Being the end of the terrace brings its own quiet luxury: extra light, extra breathing space, and the kind of privacy that mid-terrace neighbours can only dream about. The ground floor has been arranged with considered ease. A generous open plan kitchen and living area forms the heart of the house, equally suited to slow Sunday breakfasts and dinner parties that drift pleasantly past midnight. A walk-in pantry keeps the clutter of daily life politely out of sight, while a downstairs WC adds the practicality that family living demands. Throughout, the property is in excellent condition, presented with a freshness and care that means there is nothing to do but unpack. Upstairs, three well-proportioned bedrooms are served by two bathrooms, one of which is en suite to the principal bedroom, a small but meaningful luxury when mornings need to run on schedule. Outside, the south facing garden is a proper sun trap, ideal for long summer lunches and lazy evenings with a glass of something cold. At its end sits a purpose-built home office, a peaceful retreat for those who work from home, or for those who simply prefer to leave the sofa behind. For buyers with an eye on the future, there is also potential to extend, subject to planning permission, and the house offers the rare opportunity to make a very good home even better. Offered chain free and with no onward complications, the property falls within the London Borough of Hammersmith and Fulham.

A rare find in an enviable location. Early viewing is strongly advised.

- **Period home**
- **End of terrace**
- **Freehold**
- **Chain Free**
- **Three bedrooms**
- **Potential to extend (STPP)**
- **South facing garden**
- **Excellent condition**
- **Home office**
- **Close to shops and transports**

PONSARD ROAD, NW10

Approximate Gross Internal Area = 100.42 sq.m / 1081 sq.ft
(Including Office / Storage)
Office / Storage = 11.21 sq.m / 121 sq.ft



MILE

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.