



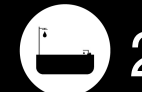
£2,399,950 Freehold



5



2



2



2479.00
sq ft



F

FOR SALE is this sizeable Victorian terraced property, offering a GIA of 2479 sqft of internal living accommodation.

Commanding an excellent position on a very sought-after residential road in Queen's Park, the property offers a unique opportunity to acquire a thoughtfully arranged family home in a truly enviable location.

The property boasts a unique aesthetic; original Victorian architectural features are accented by bright colours to create a wonderful space. To the right of the tessellated entrance hallway there is a generous double reception room. Exquisite cornicing laces the ceilings, and the property's aspect ensures the space is abundant in natural light throughout the day.

The kitchen/dining space is comprised at the rear, and offers a distinctly calming aesthetic through the use of earthy hues. There would be provision to develop the side return (STPP): this would enable the creation of an expansive and sociable arrangement that would better maximise the available space. A large and secluded lawned garden is accessible via the kitchen. There is a







wonderfully designed garden studio located at the rear.

The First Floor offers three bedrooms, all of which are serviced by a two-piece family bathroom comprised at the rear. This floor offers an aesthetic that is an apt continuation of the principles established on the Ground Floor; intermittent bursts of colour are a lineal theme in this house.

There would be provision to alter the layout of this floor to create an arrangement that better utilised the available space. The Second Floor is an exemplar loft conversion, housing the principal suite, a comprehensive bathroom boasting a stand alone tub and double vanities, in addition to a further bedroom and eaves storage.

Ideally positioned on this quiet, tree-lined street, the property is just moments away from the coveted Queen's Park and Kensal Rise. The amenities and cafes/bistros of Salisbury Road, Lonsdale Road & Chamberlayne Road are close by.

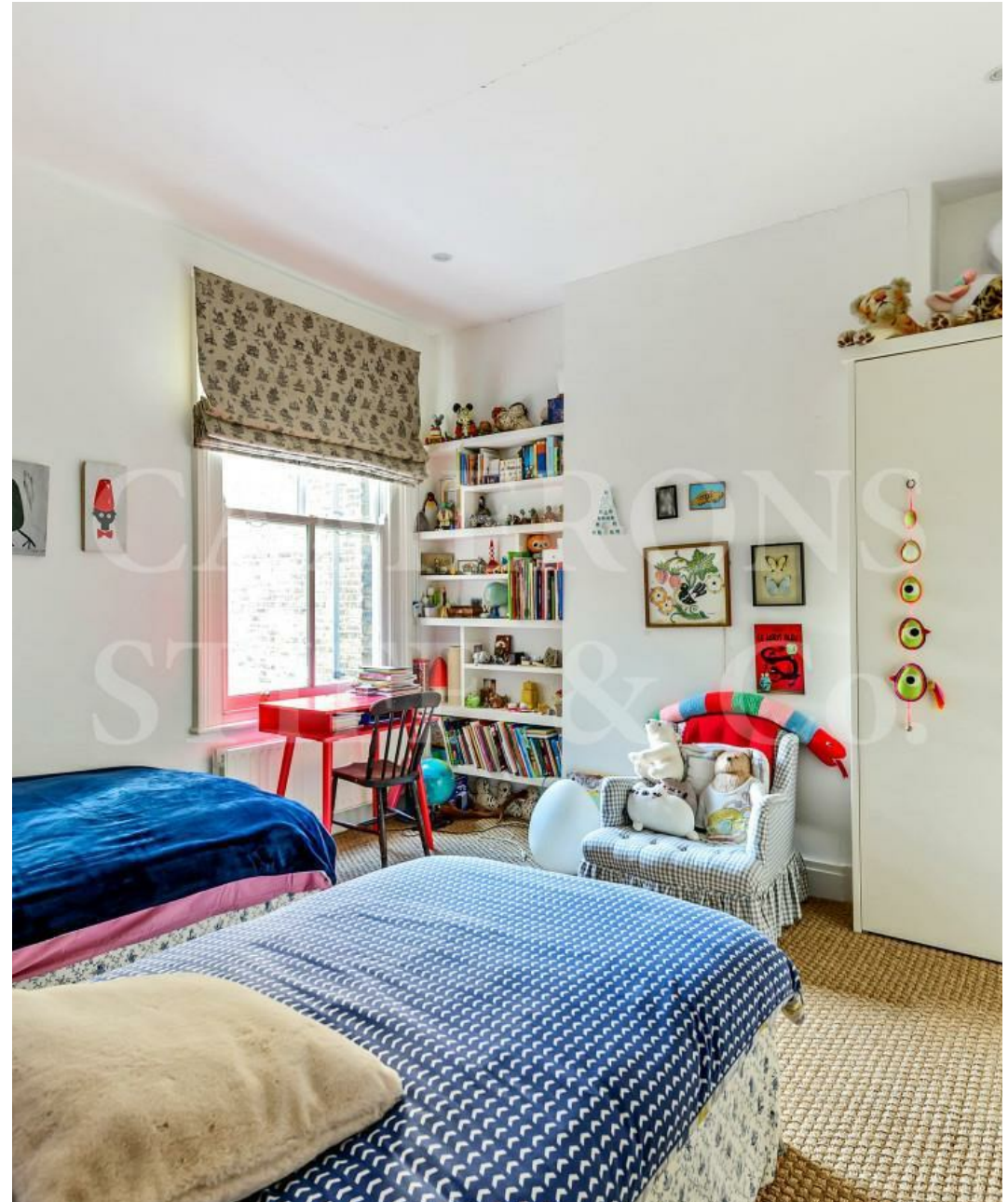




- Outstanding 2479 sq ft Victorian terraced property
- Unique mixture of Victorian architectural features and colourful accents
- 5 Bedrooms, 2 Bathrooms and 1 Guest WC
- Generous double reception room
- Provision to develop the side return (STPP)
- Large 123 sq m Garden with shed
- Sought after residential road in Queen's Park
- Transport: Kensal Rise and Brondesbury Park (Overground), Kensal Green (Bakerloo, Overground)
- Council: Brent (F) - Freehold
- Viewing highly recommended









Approximate Area = 2260 sq ft / 210 sq m

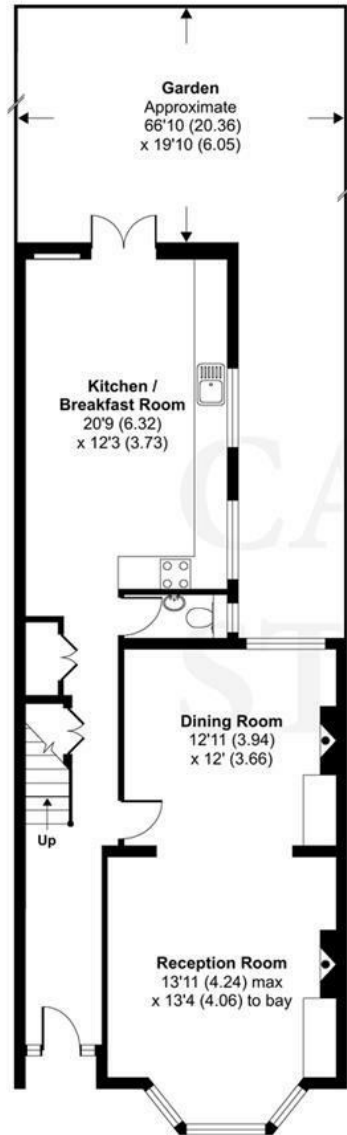
Limited Use Area(s) = 76 sq ft / 7.1 sq m

Outbuilding = 143 sq ft / 13.2 sq m

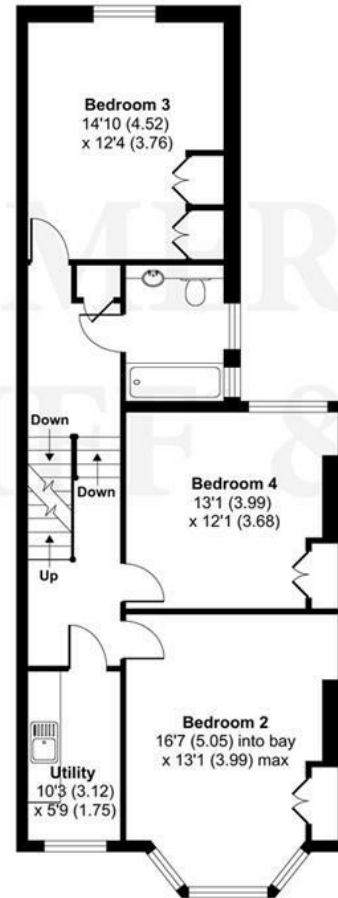
Total = 2479 sq ft / 230.2 sq m

For identification only - Not to scale

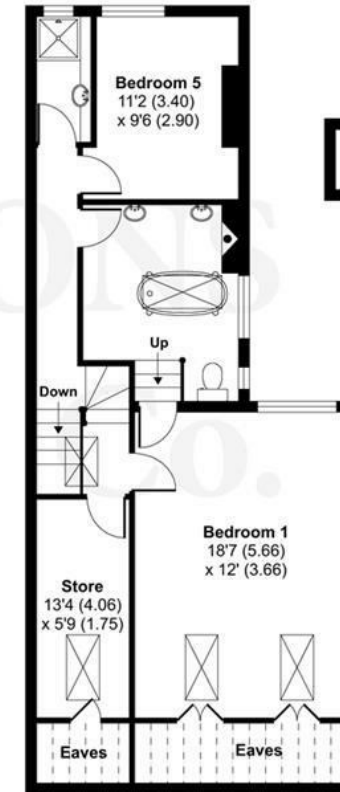
Denotes restricted head height



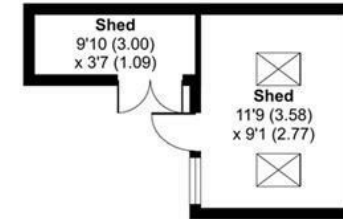
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2022. Produced for Camerons Stiff & Co. REF: 913660

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wrentham Avenue, NW10

