

# TIVERTON ROAD

QUEEN'S PARK • NW10









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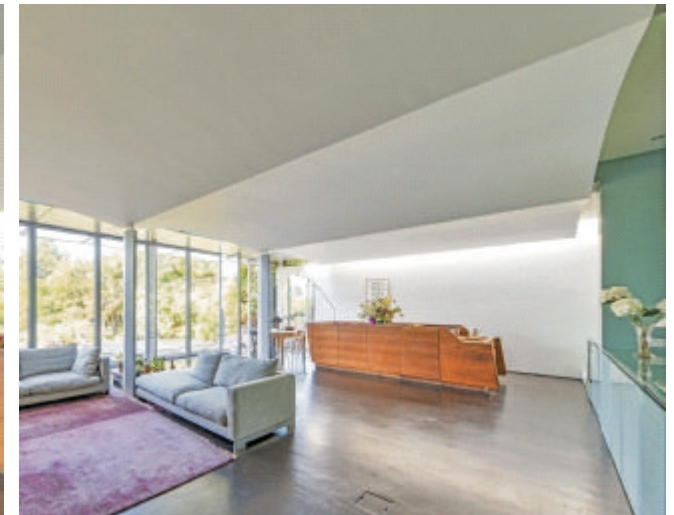
## ***Outstanding five bedroom family house with vast private garden***

This is a rare opportunity to own a home surrounded by green views in all directions, featuring a beautiful mix of old and new architecture. This semi-detached house which is set on an unusually large plot for the area benefits from off street parking for several cars and a mature, south west facing 132 ft long garden at the rear.

The traditional entrance hall leads through to a grand reception room, which was designed by the renowned Niall McLaughlin Architects to maximise the feeling of space, natural light and connection to the garden. The ground floor further provides flexible space for an additional reception room and bedroom or a self-contained flat overlooking Tiverton Green. A utility room, shower/steam room, and guest WC are also situated downstairs.

The stunning staircase which passes a large stained glass window leads you up to a landing with original oak parquet flooring and built in cupboards. The master bedroom overlooks the trees to the rear garden, as does the en suite bathroom. The family bathroom and an additional two double bedrooms are provided on the first floor, one with an en suite shower. The front bedrooms have fantastic views over Tiverton Green. The loft was converted into an additional, bright and spacious bedroom with far reaching views over London.

The rear garden is extremely special, it is rare to find a garden of this size in the area. The decked terrace provides a perfect sun trap and complete privacy.









## TIVERTON ROAD

Tiverton Road is a particularly special road in the area as it benefits from views over Tiverton Green at the front and far reaching green views at the rear. An increasingly desirable area with the swimming pool and cafe at the Maqam Centre on the corner of the road, this also offers close proximity to Queen's Park, along with good access to transport links via the London Overground at Brondesbury Park and Kensal Rise, or the Bakerloo line at Queen's Park. There is an array of trendy cafes, restaurants and shops within easy reach on Salusbury Road or the fashionable Chamberlayne Road.

**Tenure:** Freehold

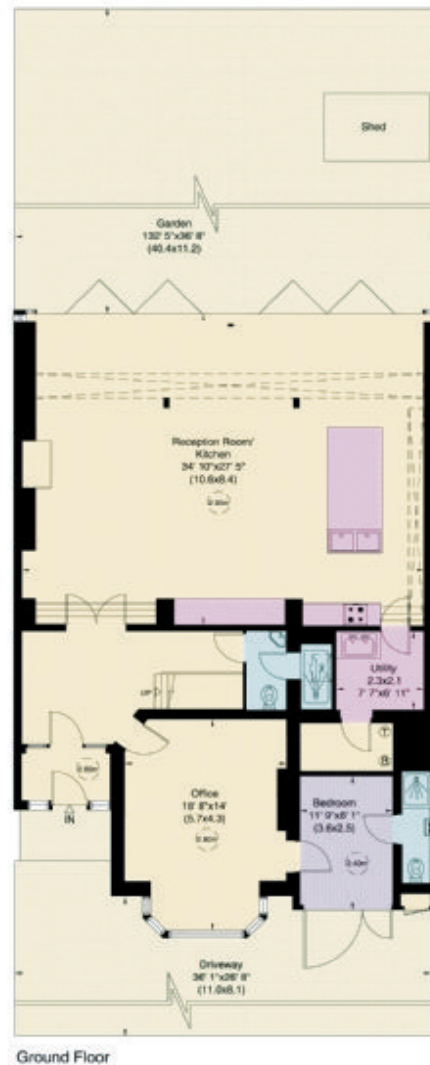
**Local Authority:** London Borough of Brent











Ground Floor

## Tiverton Road, NW10

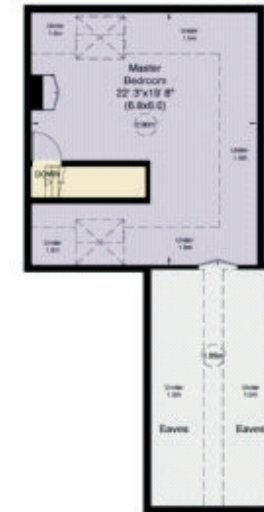
Gross internal area (approx.)

313 Sq m (3373 Sq ft) Including Under 1.5m  
279 Sq m (3004 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

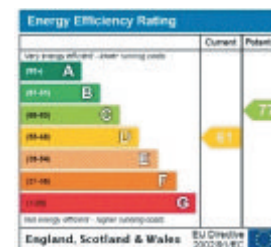


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