

CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



Aylestone Avenue, NW6

We are pleased to offer this most charming four bedroom family home with great potential to extend to create a lovely lateral living space and two further bedrooms in the loft. Benefits include garage, off street parking, utility and storage room, full gas central heating, double glazing throughout.

The house is offered with planning permission for a single storey side and rear extension and a dormer loft conversion with Juliet balcony. The proposed plans would create a substantial and spectacular family home with six large bedrooms and four bathrooms spanned over the first and second floors. The ground floor would comprise an extensive open plan kitchen, dining and family area with floor to ceiling windows overlooking the garden, plus an additional formal reception space, utility room and spacious

entrance hall. Planning permission is also granted for a garden studio with decking, which would create further space for entertaining / home office / guest accommodation.

- Spanning over 2989 sqft
- Hardwood flooring throughout Ground Floor
- Four bedrooms
- Three reception rooms
- Envious location
- Viewing highly recommended

£2,595,000 Freehold

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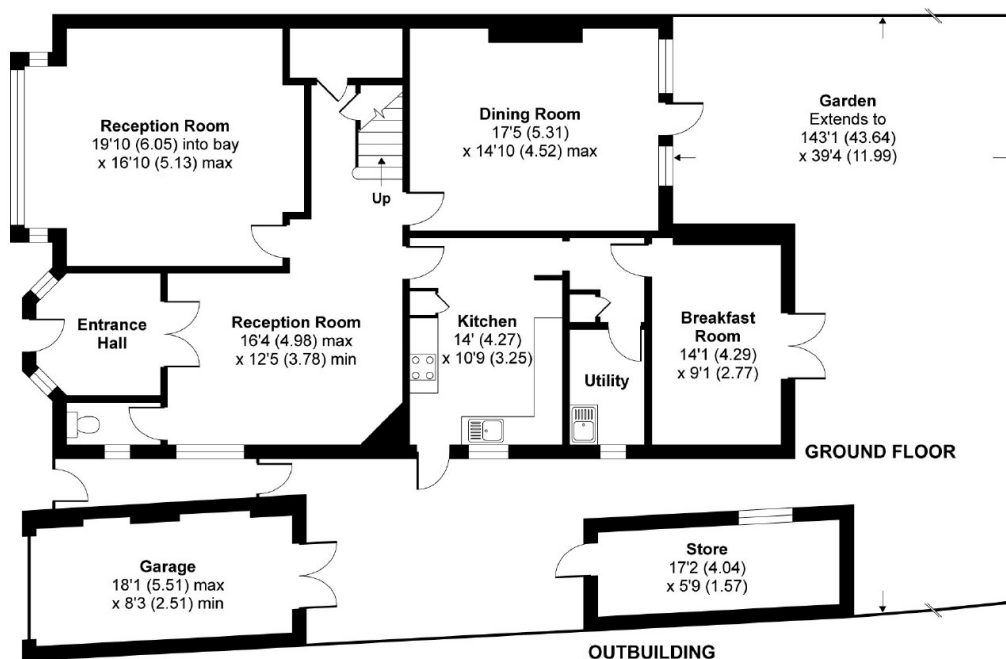
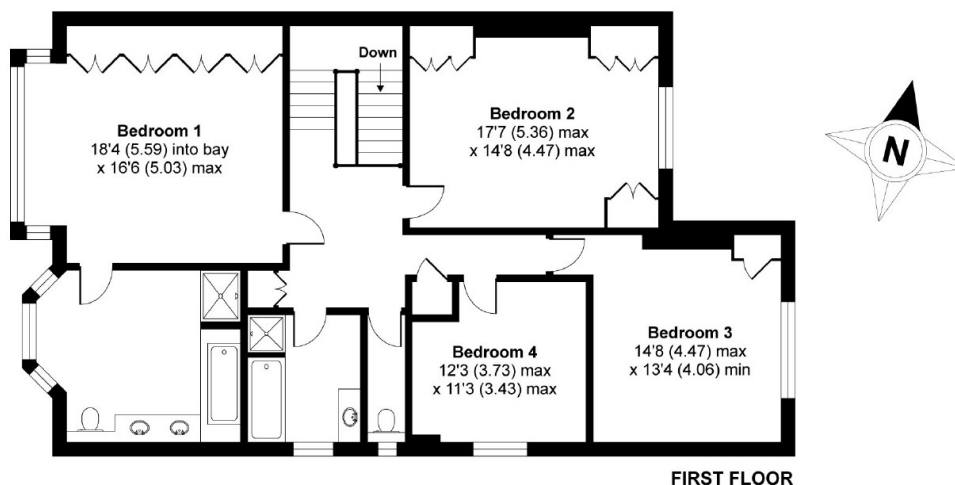


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Energy Efficiency Rating		Current	Potential
102-100	A		
92-101	B		
82-91	C		
72-81	D		67
62-71	E		
52-61	F	32	
1-51	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Aylestone Avenue, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 2989 SQ FT 277.6 SQ METRES
(INCLUDES GARAGE & EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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