

CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



Aylestone Avenue, NW6

FOR SALE this elegant traditional 1930s built semi-detached red brick property with many period features retained. The property offers over 3400sqft with ample opportunity to extend to create a magnificent family home.

Accommodation to the G/F consists of three good size reception rooms a large 35 conservatory & kitchen area. The F/F provides four good size bedrooms, three bathrooms & further kitchen. The Second Floor boasts two double bedrooms. Externally there is a beautiful 99ft large mature secluded rear garden

Aylestone Avenue is a pleasant residential Road close to all the amenities of Willesden Green Jubilee line station and Brondesbury Park Overground station are close by.

- Arranged over three floors
- Red-Brick semi detached house
- 6 bedrooms, 3 bathrooms
- Large entrance hall
- Beautifully presented
- Period features fireplaces, stripped floorboards & doors
- Tessellated flooring
- Off street parking - 2/3 cars
- Downstairs WC
- Viewing highly recommended

£2,500,000 Freehold

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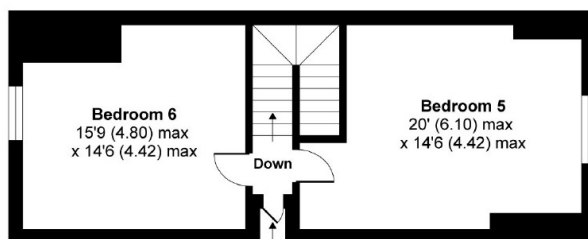
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

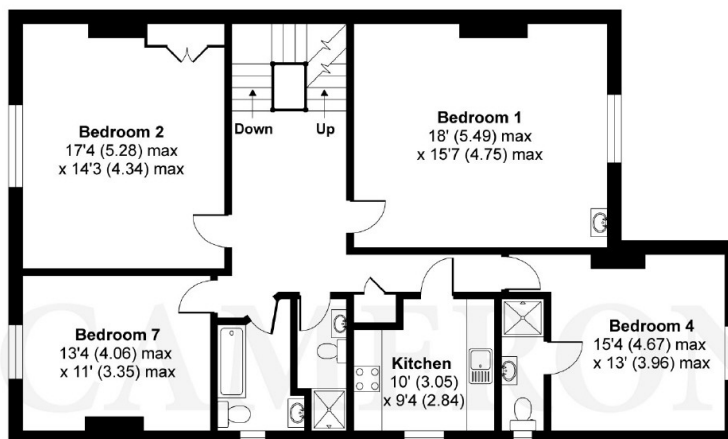
Aylestone Avenue, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 3414 SQ FT 317.2 SQ METRES

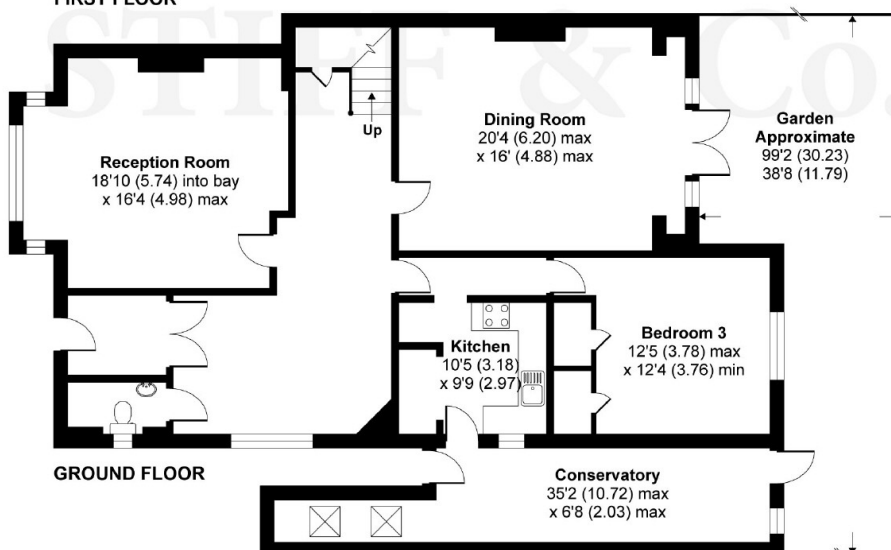


SECOND FLOOR

Access To Attic



FIRST FLOOR



GROUND FLOOR

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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