

CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



Brondesbury Park, NW6

We are delighted to offer this rarely available five bedroom detached house on Brondesbury Park laid out over 3300 sq ft of fine lateral accommodation, with an excellent size rear garden, garage and carriage driveway. The ground floor boasts excellent living space with three receptions, kitchen and dining room overlooking the garden. On the first floor there are four well apportioned bedrooms and a master bedroom with en-suite. The property requires some refurbishment but it's ideal for a purchaser wishing to design a house to their own taste and style.

Transport links include Kilburn & Willesden Green Jubilee Line Stations & Brondesbury Park Overground Station (Zone 2). Queens Park & Salusbury Road are a short walk away with their numerous bars and eateries, as well as Nuffield Gym.

- Spacious detached family home
- Spanning 3282 sq ft
- 5 bedrooms, 3 receptions
- 2 bathrooms (1 en-suite)
- 100+ ft garden, garage, OSP
- Kitchen & separate dining room
- Excellent location close to Queens Park
- Close to Jubilee Line & Overground Stations (Zone 2)
- Walking distance to Salusbury Road
- Viewing is highly recommended

£2,500,000 Freehold

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 49-54		
F 45-48		
G 35-44		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

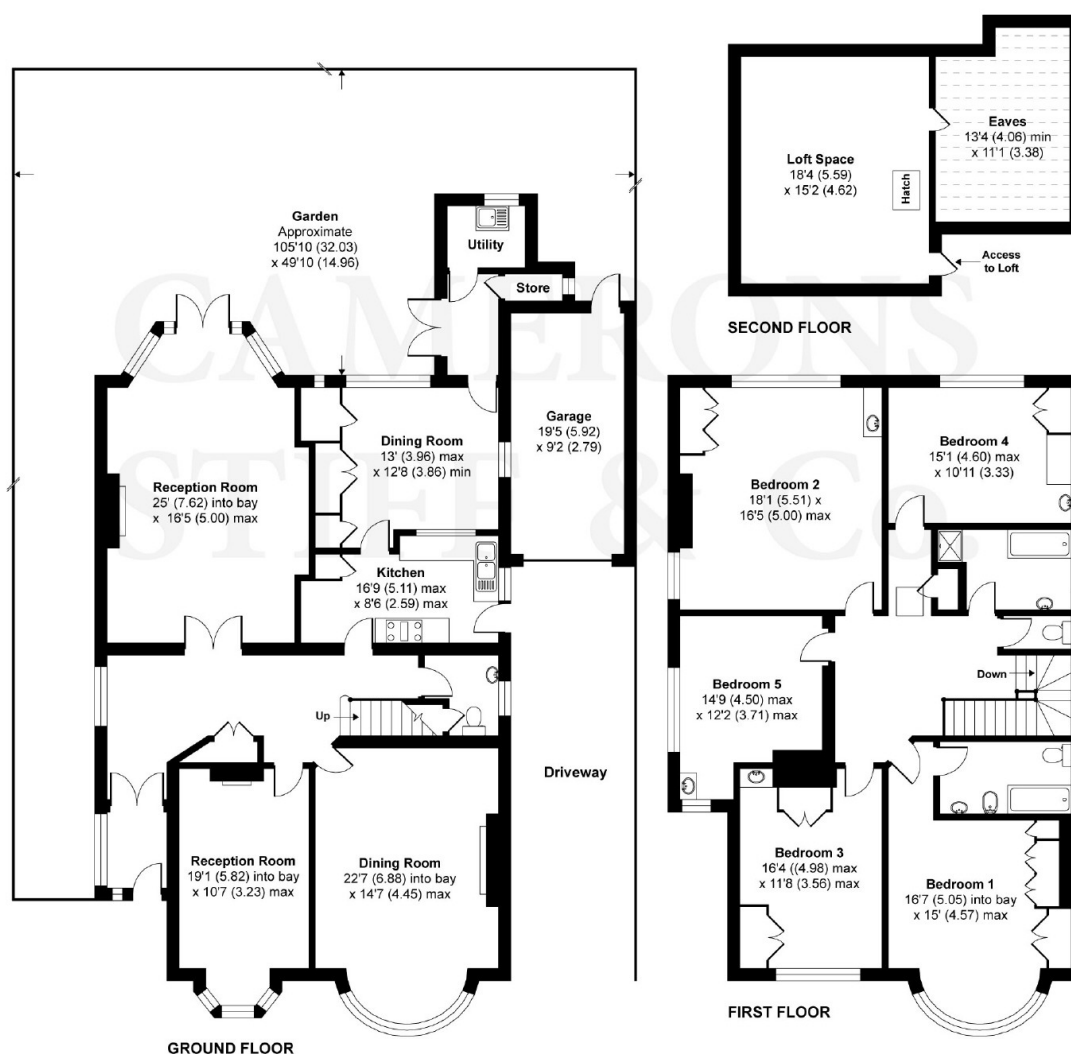
Brondesbury Park, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 3282 SQ FT 304.9 SQ METRES
(EXCLUDES LOFT SPACE & INCLUDES GARAGE)

APPROX. GROSS INTERNAL FLOOR AREA 3725 SQ FT 346 SQ METRES
(INCLUDES LOFT SPACE & INCLUDES GARAGE)



Denotes restricted head height



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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