

# CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



## Bryan Avenue, NW10

A substantial detached double fronted 1920-1930 built house laid out over 2300 sq ft and situated on this prime residential road in the heart of the sought after Dobree Estate.

The property presently provides fabulous lateral living space for an ever-expanding family but there are additional plans approved (subject to planning) - see the office for details.

Positioned within walking distance to King Edwards Park, South Hampstead Cricket Club & Willesden Green Jubilee Line Station. The numerous bars & cafes of Queens park are also close by.

- Detached family home
- Spanning 2302 sq ft
- 5 bedrooms
- 3 receptions
- 2 bathrooms
- Planning permissions approved (subject to planning)
- 70 ft rear garden
- Excellent position
- Viewing is highly recommended

**£1,795,000 Freehold**

**[www.cameronsstiff.co.uk](http://www.cameronsstiff.co.uk)**

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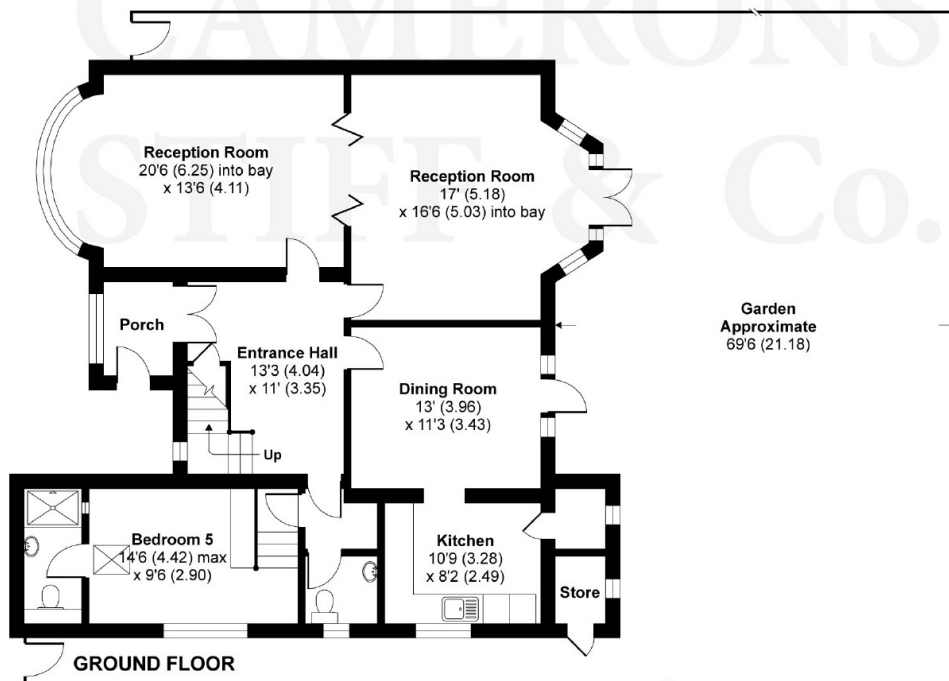
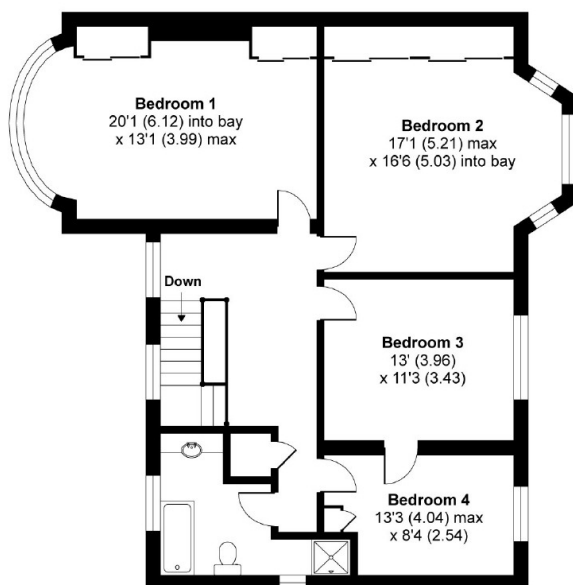
Energy Efficiency Rating		Current	Potential
102-100	A		
92-101	B		
82-91	C		80
72-81	D	60	
62-71	E		
52-61	F		
42-51	G		
1-39			

Not energy efficient - higher running costs

England & Wales EUI Directive 2002/91/EC

## Bryan Avenue, London, NW10

APPROX. GROSS INTERNAL FLOOR AREA 2302 SQ FT 213.8 SQ METRES (EXCLUDES STORE)



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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