

# CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



## Chudleigh Road, NW6

We are delighted to offer FOR SALE this substantial detached double fronted house arranged over three floors and offering a fabulous 3900 sq ft of fine lateral living space, situated on a sizable plot with a fabulous 121 ft children friendly garden, popular with young families. The house has been modernised to a high standard throughout and boasts a large entrance hall, three bright reception rooms and a fully fitted kitchen leading into the dining area. The F/F provides four good size bedrooms and two bathrooms (one en-suite). The S/F offers a further two bedrooms and bathroom.

Chudleigh Road is a tranquil exclusive residential road comprising only five houses situated in the heart of Brondesbury Park within easy walking distance of Queens Park, Tiverton Green, South Hampstead Cricket & Tennis Club as well as the excellent Nuffield

Gym. Willesden Green Jubilee Line & Brondesbury Overground Stations (Zone 2) are a ten minutes walk away.

- Arranged over 3 floors, 3909 sq ft
- 6 bedrooms, 3 reception rooms, fully fitted kitchen
- Bright & spacious, 3 bathrooms
- Garage & off street parking
- Stunning 121 ft rear garden
- Close to local amenities

**£2,999,950 Freehold**

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

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
102-100 A		
92-101 B		
82-91 C		73
72-81 D	55	
62-71 E		
52-61 F		
42-51 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# Chudleigh Road, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 3909 SQ FT 363.1 SQ METRES  
(INCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)



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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