



## Queen's Park, NW6

£2,595,000

Dexters



## The Avenue, London, NW6

A freehold, detached house in a popular location in Queen's Park. With an enormous garden, gated carriage driveway, large rooms and lots of scope to extend.

On the ground floor are the principal living rooms of the house including two 22' reception rooms, a separate eat-in kitchen as well as a grand hallway with solid wood parquet flooring. Also on the ground floor are two bathrooms, separate (potentially self-contained) nanny-annex and a garage perfect for storage or to be incorporated into the property itself.

Upstairs is the master bedroom with en suite bathroom as well as four further bedrooms all with built in wardrobes plus a family bathroom.

The garden is huge and incorporates outbuildings for storage or to set a precedent for extension. Surrounding properties have been extended both outwards in to the garden as well as in to the loft.

The Avenue is a wide, tree-lined, residential road less than half a mile from multiple transport links and local amenities on Salusbury Road and Chamberlayne Road.

### Features

- Six Bedrooms
- Detached
- Four Bathrooms
- Large Garden
- Extension Potential (STPP)
- Freehold





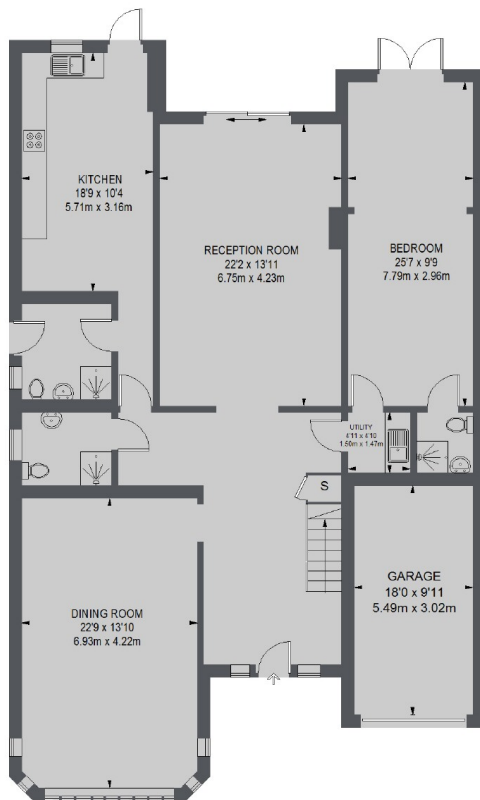




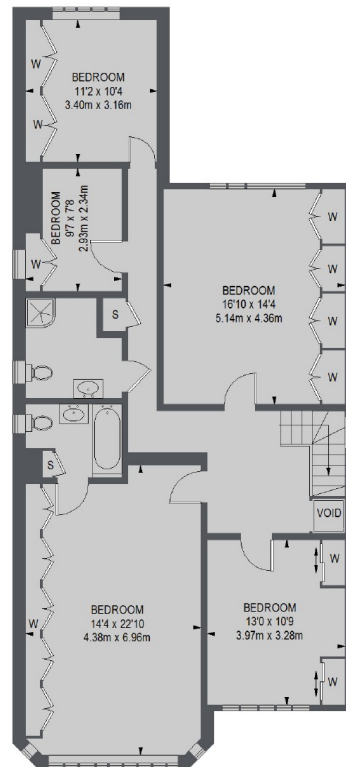




# The Avenue, London, NW6



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA (EXCLUDING VOID)  
 2780 SQ. FT. (258.25 SQ. M.)  
 GARAGE = 169 SQ. FT. (15.68 SQ. M.)