

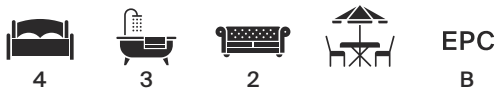
Salisbury Road, Queen's Park **NW6**



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Behind its modest yet elegant grey exterior, ROH Architects have transformed this former armaments factory into a stunning loft-style retreat, showcasing their innovative approach to modern design.

As you step through the private entrance, you are welcomed into a vast open-plan living area that immediately mesmerises you with its interplay of space and sunlight. Crafted with the needs of family living at the forefront, the expansive layout sets the scene for large social gatherings, offering multiple lounge areas alongside dedicated spaces for study and dining.



Guide price: £2,700,000

Tenure: Leasehold: approximately 993 years remaining

Service charge: £1,565.10 per annum, Please note, we have been unable to confirm the review periods for the ground rent or service charge. You should ensure you make your own inquiries

Ground rent: £100 per annum

Local authority: London Borough of Brent

Council tax band: E







The soaring vaulted ceiling, accentuated by exposed trusses, creates an impression of grandeur, while strategically placed and retractable skylights infuse the space with natural light.

Integrated appliances and sleek handleless cabinetry blend style and utility, harmonising with a stunning marble breakfast bar that effortlessly blends into the living area. Upstairs, a dynamic mezzanine level maximises the skylights, serving as a flexible space for artistry, extra reception, or a generous home office equipped with ample storage. Continuing upwards unveils a secluded retreat - an idyllic roof terrace offering panoramic views of Queen's Park.

The principal bedroom suite has been designed with serenity and sanctuary in mind. All elements of this space have been carefully sourced or handcrafted, from the bespoke fitted wardrobes, to the free-standing bath, rainfall shower and double vanity. Crittall doors partition this area, fostering a secluded but open-plan feel. Adjacent to this, a secondary bedroom exudes a calming aura with its neutral tones, perfect for occasional guests. Upstairs, warm-toned wooden floors adorn two expansive bedrooms intended for unwinding, each adorned with serene muted hues and paired skylights, along with its own private bathroom, one of which includes a bathtub. There is also two off-street parking spaces.

Salisbury Road is within close proximity to the park and its facilities, along with good access to transport links via the Bakerloo line at Queen's Park or the London Overground at Brondesbury Park. Salisbury Road offers an excellent choice of cafes, restaurants, and shops including popular hotspots which include Planet Organic, Bobs Cafe, Provenance Butcher and Joe & The Juice. The property is also within good reach of the local library and sports facilities, including tennis courts and gyms.

The property is well positioned for a large selection of private and state schools in Queen's Park and local areas, including Notting Hill, North Kensington, St John's Wood, and Hampstead.





Salisbury Road, NW6

Approximate Area = 310.6 sq m / 3343 sq ft
Including Limited Use Area (32.1 sq m / 345 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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