

Windermere Avenue, Queen's Park NW6



Windermere Avenue, Queen's Park **NW6**

An exceptional four bed home on Windermere Avenue, recently renovated to an exacting standard. This property has been meticulously designed using the German Passive House modelling framework, ensuring unparalleled energy efficiency and comfort.

Upon entering you are greeted by a welcoming hallway that opens into two elegant reception rooms. The rear reception room is currently utilised as a study and offers access to a charming courtyard. The rear of the house unfolds into a stunning kitchen dining area with a bespoke built in kitchen fitted with high end appliances.



Guide price: £2,350,000

Tenure: Freehold

Local authority: London Borough of Brent

Council tax band: F





An abundance of natural light floods this space from the glass side return, leading out to a highly sought after south-facing garden. Additionally, the ground floor features a convenient guest cloakroom.

On the first floor, there are three generously sized double bedrooms, including the principal bedroom. The bedroom at the rear of the house boasts a view of the garden and features vaulted ceilings, adding a touch of grandeur. Adjacent to this room is a luxurious four piece family bathroom.

The loft has been expertly converted to provide a further spacious double bedroom with an elevated south facing view over London.

This floor also includes a separate shower room.

Throughout the home, triple glazed windows provide exceptional heat and acoustic insulation. The property is insulated using a recycled woodfibre product that helps prevent overheating in summer while providing further acoustic insulation. MVHR ventilation ensures clean, filtered air in all rooms, while underfloor heating throughout the house, powered by a Nibe heat pump, guarantees efficient and comfortable warmth. A 5KW solar array contributes to the home's sustainability.

Sound insulation in the living room and principal bedroom ensures a tranquil living environment. The house has been painted with no VOC paints, using natural clay and lime plasters for a healthy indoor environment. The advanced Rako lighting system allows for perfect ambiance control.

This property not only offers luxurious living spaces and state of the art amenities but also a commitment to sustainable living.



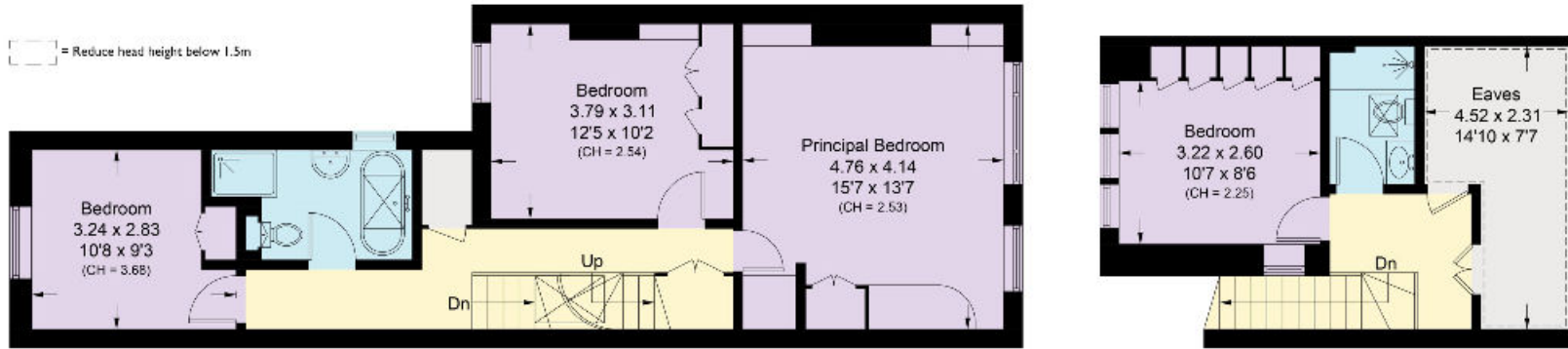


Windermere Avenue is one of the most sought after streets in Queen's Park, offering close proximity to the park along with good access to transport links via the Bakerloo line at Queen's Park or the London Overground at Brondesbury Park. Salusbury Road offers an excellent choice of cafes, restaurants and shops. The property is very well positioned for a large selection of private and state schools located in the local areas of Notting Hill, North Kensington, St John's Wood and Hampstead.



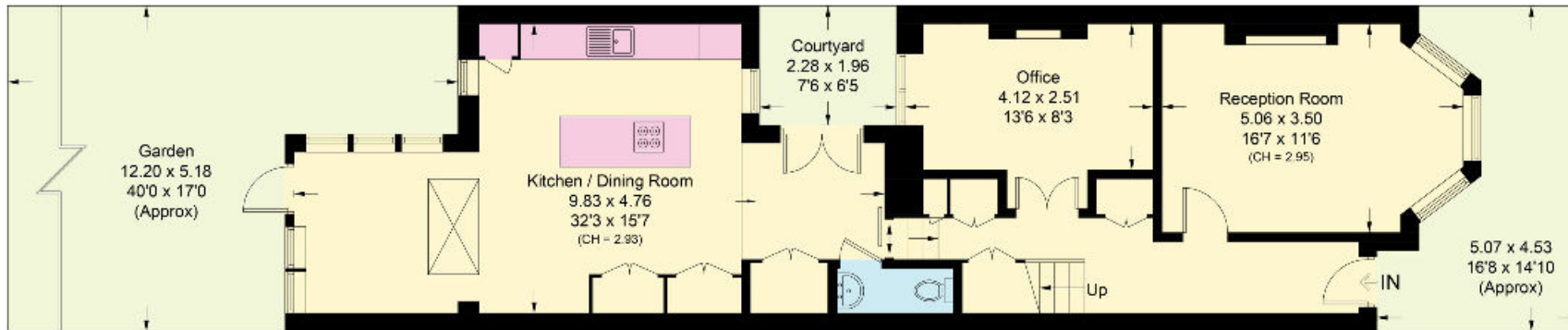
Windermere Avenue, NW6

Total Area = 170.2 sq m / 1832 sq ft



First Floor
Approximate Area = 60.3 sq m / 649 sq ft

Second Floor
Approximate Area = 30.4 sq m / 327 sq ft
Including Limited Use Area / Eaves (8.8 sq m / 95 sq ft)



Ground Floor
Approximate Area = 79.5 sq m / 856 sq ft
Including Limited Use Area (0.6 sq m / 6 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.

Knight Frank

Queen's Park
60c Salusbury Road
NW6 6NP
knightfrank.co.uk

We would be delighted to tell you more

Queen's Park
020 3815 3020
queenspark@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.