

Aylestone Avenue, Brondesbury Park NW6

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# Aylestone Avenue, Brondesbury Park **NW6**

A great opportunity to acquire an imposing seven bedroom detached house in need of renovation, offering 4649 sq ft of lateral accommodation situated on a commanding position on Aylestone Avenue. The property requires extensive refurbishment, presenting an excellent chance for a buyer to create their forever family home. There is also the potential to further extend the loft, subject to planning permission.

The property retains many beautifully kept original features. First impressions are instantly impressive, with a large carriage driveway leading to a grand front door that opens into a spacious entrance hall.



**Guide price:** £3,500,000

**Tenure:** Freehold

**Local authority:** London Borough of Brent

**Council tax band:** H







The ground floor comprises excellent space, including a spacious reception/ dining room, a kitchen, two guest cloakrooms and well-appointed office space. At the property's rear is a built-in sauna, external store and a third reception room that overlooks the expansive 159 ft rear garden, complete with a swimming pool.

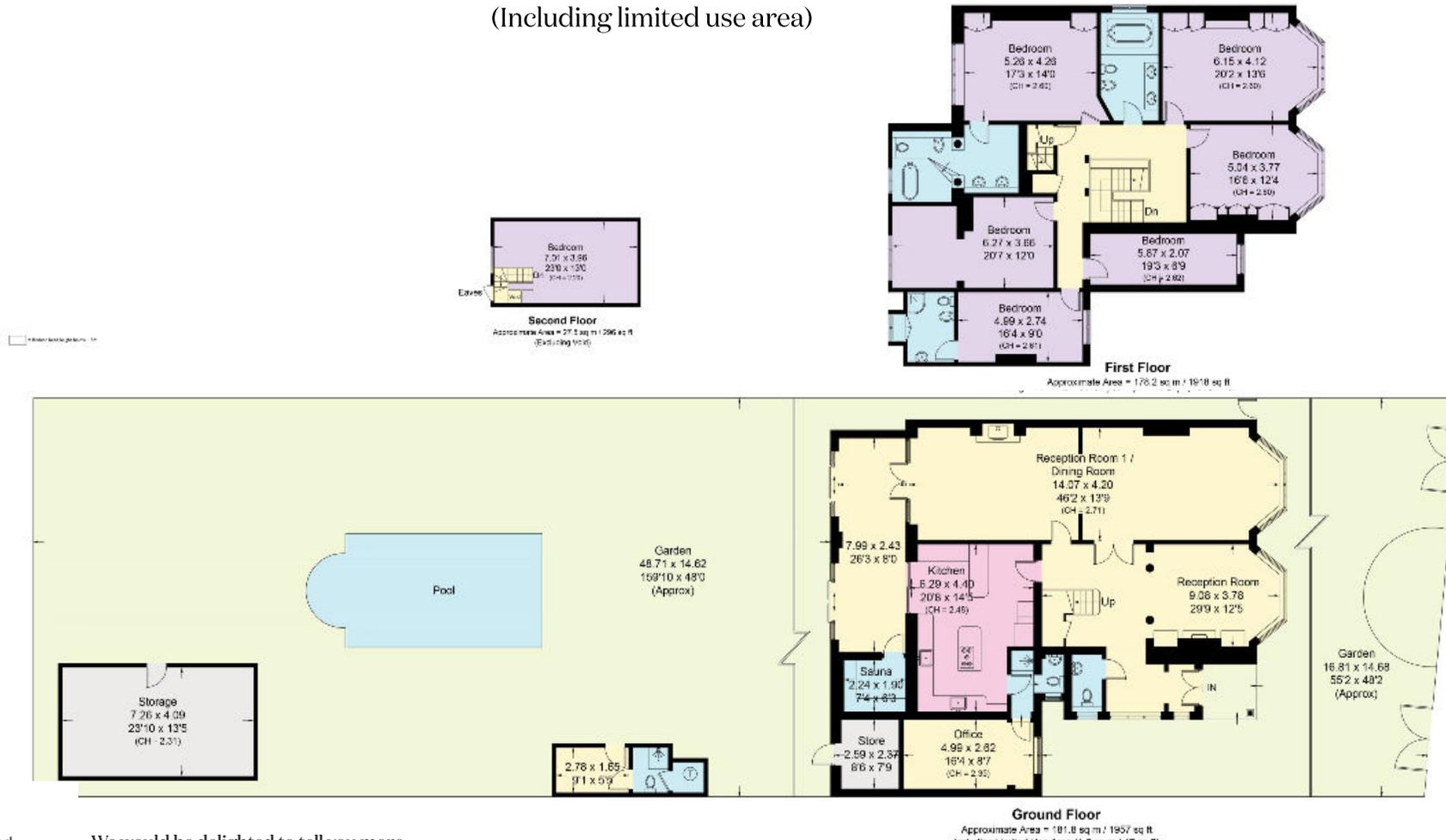
The sweeping staircase leads up to the spacious first floor landing, from which all sizeable bedrooms radiate. The bright principal bedroom benefits from a large en suite bathroom with a double vanity. There are an additional five double bedrooms and two family bathrooms. The second floor also houses a seventh bedroom.





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Total Area = 431.9 sq m / 4649 sq ft  
(Including limited use area)



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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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Particulars dated May 2024. Photographs and videos dated May 2024.

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