

Aylestone Avenue, Brondesbury Park NW6



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.

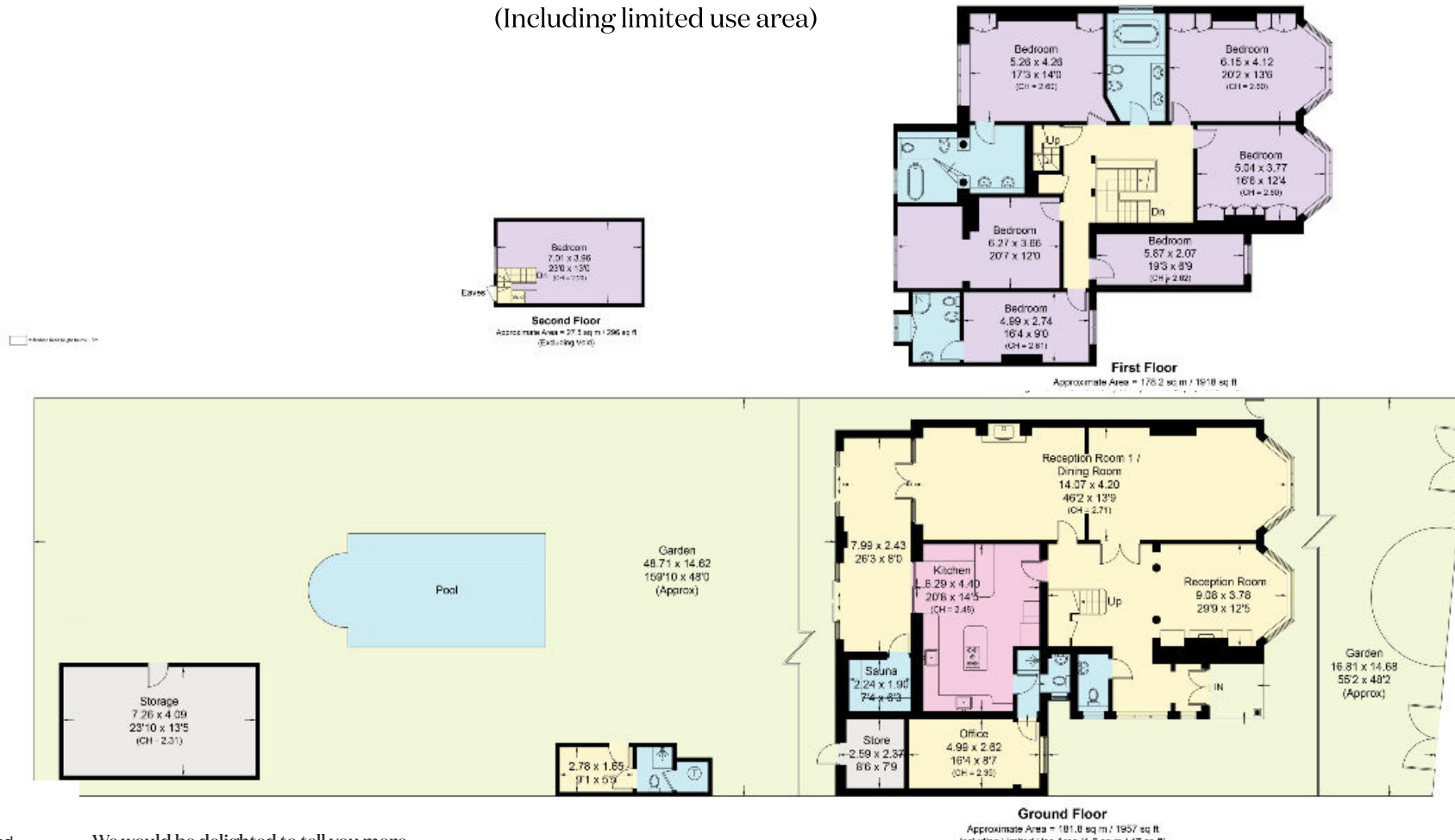
The sweeping staircase leads up to the spacious first floor landing, from which all sizeable bedrooms radiate. The bright principal bedroom benefits from a large en suite bathroom with a double vanity. There are an additional five double bedrooms and two family bathrooms. The second floor also houses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





Aylestone Avenue, NW6

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



Knight Frank
Queen's Park
60 Salusbury Road
NW6 6NP

[knightfrank.co.uk](https://www.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 May 2024. Photographs and videos dated May 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.