

Sidmouth Road, London NW2



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This substantial semi-detached house on Sidmouth Road, Brondesbury Park, offers nearly 3,600 square feet of living space across two floors. Designed by Stiff & Trevillion, the property has been fully renovated with stylish fixtures and fittings, creating a timeless family home. Upon entering, you're greeted by a large entrance hallway that provides access to all the rooms. At the front of the house, there is a warm and cozy reception room with a bay window and an original fireplace.



Guide price: £3,000,000

Tenure: Freehold

Local authority: London Borough of Brent

Council tax band: awaiting confirmation







The rear of the house features a fully extended kitchen/dining room, equipped with two Gaggenau ovens, a Sub-Zero fridge/freezer, and wine cooler, and beautiful marble countertops. This space leads to a large dining area positioned by sliding doors that open onto an impressive 105 ft west-facing rear garden. Adjoining this space is a snug area and a second reception area with a wood burner.

The property also includes a large front garden with off-street parking for multiple cars and a garage with access back into the house through a large utility room. On the first floor are four well-proportioned bedrooms and three bathrooms. The principal suite boasts stunning views over green spaces and a luxury en-suite bathroom with a Water Monopoly bath. There are two further en-suite bathrooms on this floor.



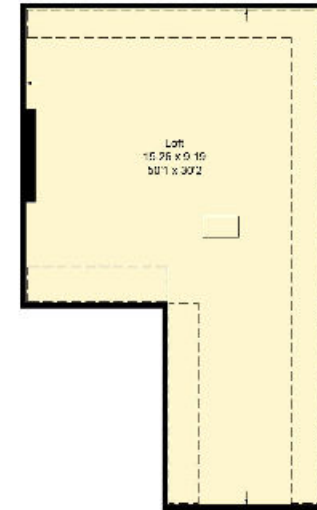


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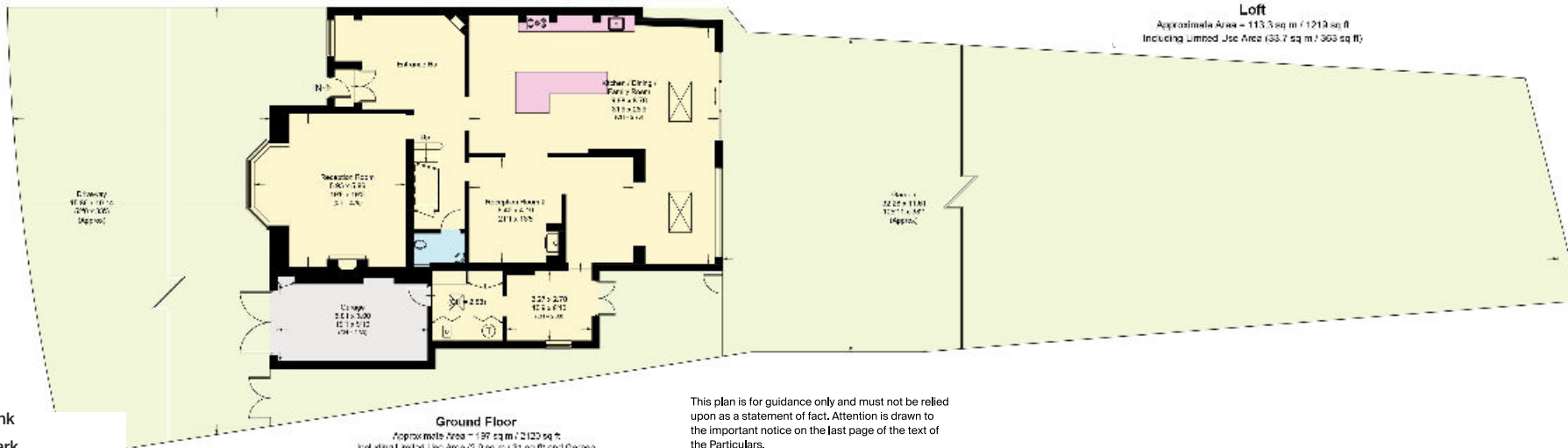
Total = 445.4 sq m/4793
(including limited use, garage and loft)



First Floor
Approximate Area = 126.1 sq m / 1464 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



Loft
Approximate Area = 113.3 sq m / 1219 sq ft
Including Limited Use Area (33.7 sq m / 363 sq ft)



Ground Floor
Approximate Area = 197 sq m / 2120 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft) and Garage

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
60 Salisbury Road
NW6 6NP

knightfrank.co.uk

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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.
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Particulars dated July 2024. Photographs and videos dated July 2024.

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