

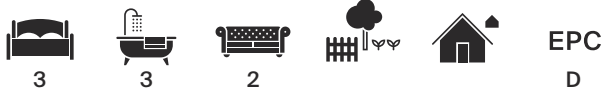
Chevening Road, Queen's Park NW6



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

Nestled on one of the area's most coveted roads, this three-bedroom family home boasts remarkable features and has been meticulously renovated to the highest standards.

The entire ground floor is enhanced by a beautiful hallway with engineered walnut flooring, laid in a striking chevron pattern, offering an uninterrupted view into the stunning kitchen and dining room, and out to the mature garden.



Guide price: £2,000,000

Tenure: Share of freehold plus leasehold, approximately 995 years remaining

Local authority: London Borough of Brent

Council tax band: D





The kitchen is a chef's dream, equipped with top-of-the-range Miele appliances, Quooker taps, and abundant storage. Designed for entertaining, it features an expansive island with barstools-perfect for family gatherings and hosting guests.

French doors seamlessly connect the kitchen to the garden, creating a harmonious flow between indoor and outdoor living. The south-facing rear garden is an entertainer's paradise, boasting a fully equipped custom-made outdoor kitchen and LED lighting throughout. The space is beautifully accented with David Austin roses. There is also a fully wired garden studio, complete with an en-suite bathroom and a full-height wine fridge.

The ground floor further benefits from a utility room with a sink, built-in storage, and top-range appliances, as well as a beautiful guest powder room with marble mosaics.

A set of stairs with handmade railings leads you to the lower ground floor. This level offers two bedrooms and a spacious family room. The bedrooms are generously sized, with one featuring custom-built bunk beds, wardrobes, and a desk. Both rooms have direct access to the private patio and are serviced by a luxurious bathroom, complete with Crosswater brassware and a handcrafted sink by Celo in Italy.

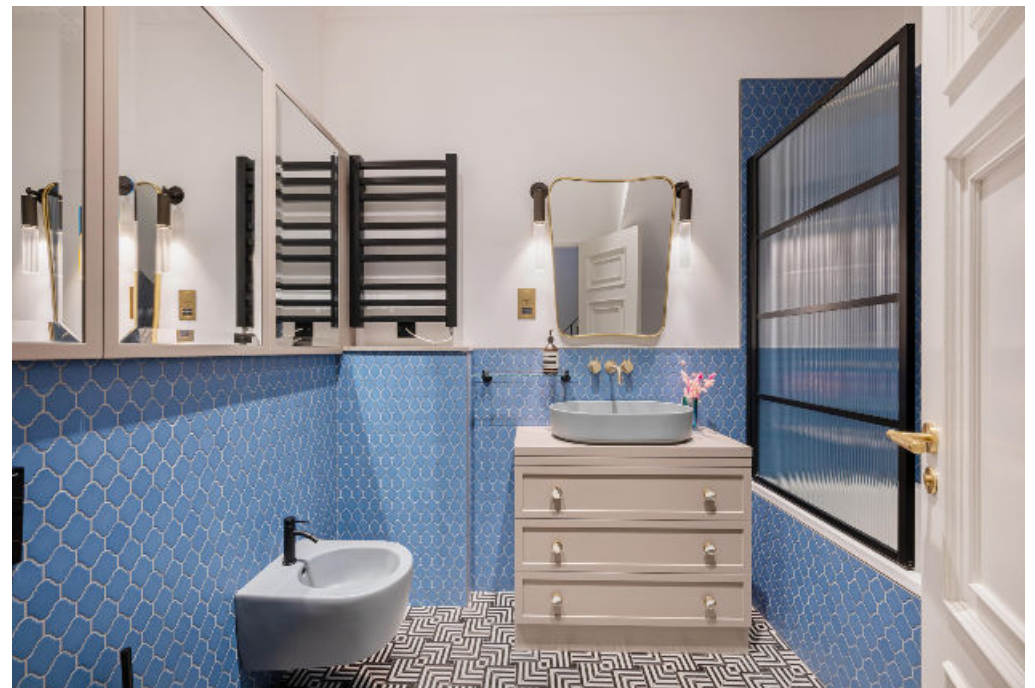
The principal bedroom, located on the ground floor, offers clever storage with internal LED lighting, high ceilings, and a luxurious en-suite.

At the rear of the property is a highly versatile garden studio, fully wired with internet and LED lighting, and complete with plumbing, including its own hot water tank.

The property also features custom-made double-glazed windows with solid wood frames, handmade covings, underfloor heating throughout, CAT 6 wiring, all-new plumbing, an industrial ventilation system, and security cameras covering both the front and rear.



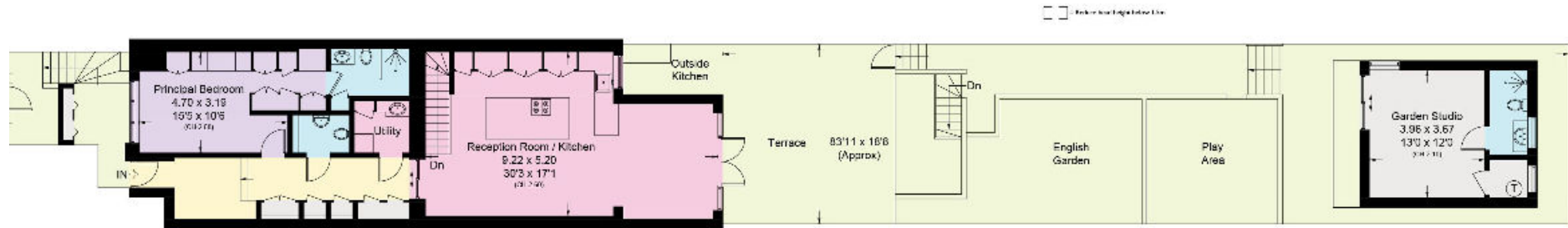




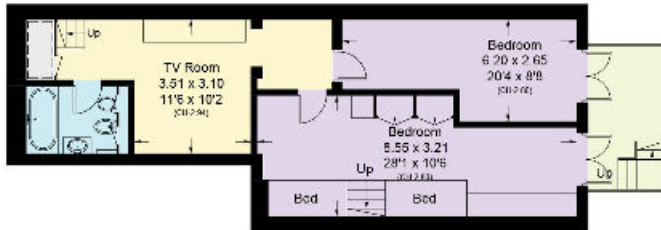


Chevening Road, NW6

Approximate Area = 158.3 sq m / 1704 sq ft
 Garden Studio = 20.5 sq m / 221 sq ft
 Total = 178.8 sq m / 1925 sq ft
 Including Limited Use Area (1.5 sq m / 16 sq ft)



Ground Floor
 Approximate Area = 52.7 sq m / 568 sq ft
 Including Limited Use Area (0.3 sq m / 3 sq ft)
 (Excluding Garden Shed)



Basement
 Approximate Area = 63.6 sq m / 685 sq ft
 Including Limited Use Area (1.2 sq m / 13 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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 Particulars dated October 2024. Photographs and videos dated October 2024.

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