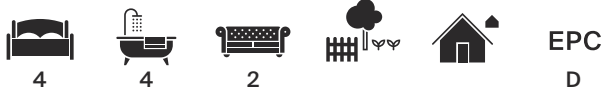


Radcliffe Avenue, London NW10



Radcliffe Avenue, London NW10

This stunning end of terrace house on Radcliffe Avenue, offers nearly 2,800 sq ft of creatively designed living space. This beautifully presented home features four generous bedrooms, four luxurious bathrooms, and a summerhouse. As you enter the ground floor, you're greeted by a spacious double reception room to the front, complete with a handsome fireplace, elegant oak floors, and double glazed sash windows. This inviting space seamlessly flows into the heart of the home, a large kitchen, dining, and reception area equipped with a Lutron lighting system.



Guide price: £1,750,000

Tenure: Freehold

Local authority: London Borough of Brent

Council tax band: E



The rear of the house has been sound insulated, providing the tranquillity typically found in standalone homes. The kitchen is a chef's dream, opening onto a picturesque garden through sliding doors. The garden is a serene oasis, featuring mature jasmine, wisteria, and an apple tree that provides a bounty perfect for homemade apple crumble. The ground floor also includes a convenient utility room with a butler sink, water softener, and Megaflow system, which can be accessed via the house's side entrance or through the kitchen. Additionally, there is a modern ground floor shower room. Upstairs, the first floor hosts three large double bedrooms, each with built in wardrobes, offering ample storage.

The luxurious four piece family bathroom is a true retreat, featuring a standalone bath and polished plaster ceiling and walls. The loft has been thoughtfully converted to house the principal bedroom, bathed in natural light from skylights and large windows.

This serene space offers plenty of storage and a spa like en suite bathroom, complete with a spacious shower and spa bath.

The garden extends to a summerhouse at the rear, complete with its own shower room, providing a flexible space as an additional bedroom or home office. Underfloor heating runs throughout the bathrooms, kitchen, and summerhouse. This property also benefits from a serviced alarm system with motion and vibration sensors, offering peace of mind.







Radcliffe Avenue is well situated to take advantage of many local amenities, including the Elmwood Lawn Tennis Club, Willesden Sports Ground, King Edward VII Park, and Roundwood Park. The property is also well-positioned for access to the cafes and shops on College Road. The property further benefits from local transport links with nearby Kensal Rise and Willesden Junction, connecting the area via the Overground and Bakerloo line at Kensal Green.

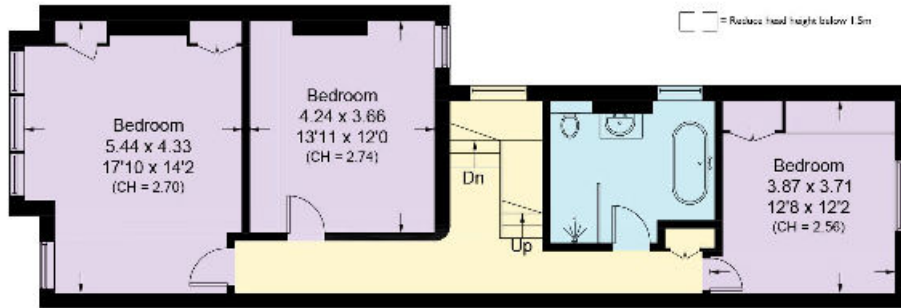


Radcliffe Avenue, NW10

Total Area = 258.4 sq m / 2781 sq ft
(including limited use area and garden studio)

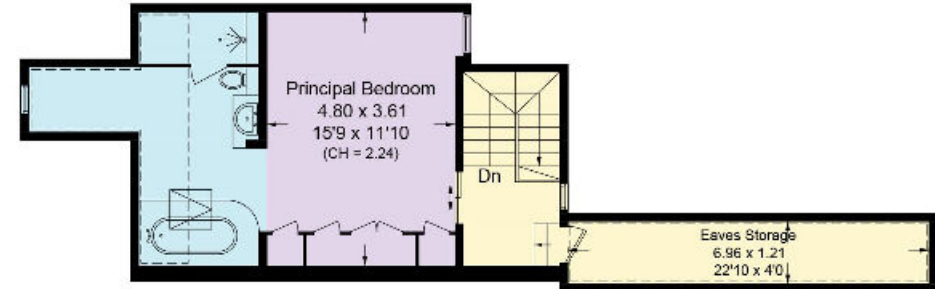


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



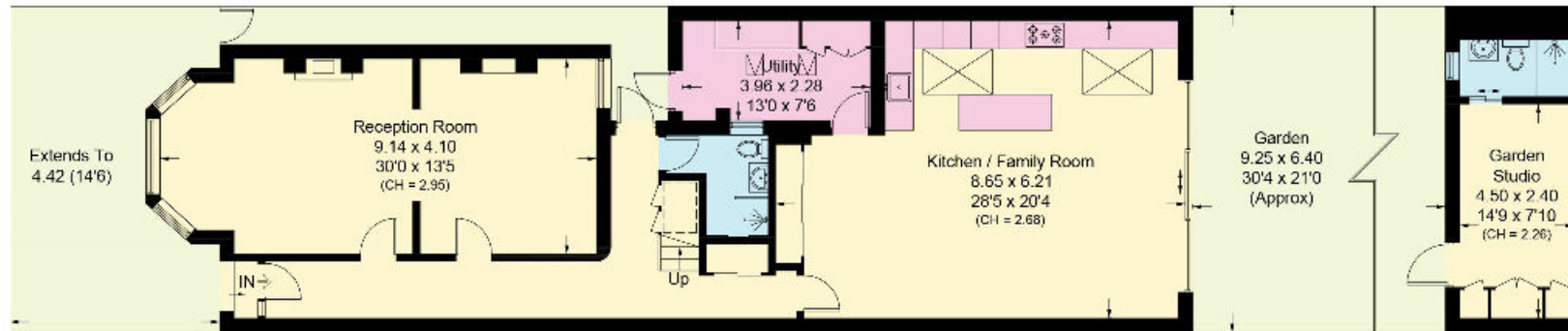
First Floor

Approximate Area = 78.7 sq m / 847 sq ft



Second Floor

Approximate Area = 47.9 sq m / 515 sq ft
Including Limited Use Area (15.5 sq m / 167 sq ft)



Ground Floor

Approximate Area = 117.6 sq m / 1266 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)

Knight Frank
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We would be delighted to tell you more

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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.

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 September 2024. Photographs and videos dated September 2024.

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