



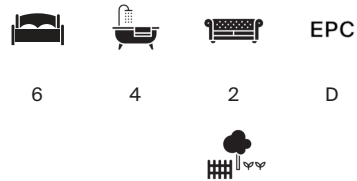
## CHEVENING ROAD

London, NW6





Exceptional, double fronted, semi-detached Edwardian home with uninterrupted views over Queen's Park itself, offering a rare opportunity to acquire one of the most sought after residences in this very desirable area of London.



Local Authority: London Borough of Brent

Council Tax band: G

Tenure: Freehold

Guide price: £5,000,000





Thoughtfully extended and beautifully designed, this six bedroom home spans almost 4200 sq. ft., blending timeless period features with modern comforts, and boasts an exquisite 105 ft. garden.

From the moment you step inside, a sense of grandeur prevails, with original ornate ceiling details, elegant, vintage stained glass shutters, and beautifully preserved wooden floors. The entrance hall, with its striking tiling, leads to a formal front reception room, complete with a one of a kind, handmade fireplace. A practical yet stylish boot room sits at the front of the house, offering a perfect space for coats, shoes, and buggies.

















To the rear, the open plan kitchen, dining, and reception area has been cleverly designed for modern family living. The snug/TV room, warmed by a wood burner, provides a cosy, private retreat. While the striking rear extension gives the space a sense of airiness and flows seamlessly to the outdoors. With blue skies and lush greenery visible from both the front and rear, this home enjoys a unique, tranquil setting hard to find in central London.

The first floor is home to a luxurious principal suite, featuring breathtaking views over the park, a generous walk in wardrobe, and an indulgent en-suite bathroom with a steam shower. Period fireplaces are preserved in both the bedroom and en suite, further enhancing the home's character. Three further bedrooms overlook the rear garden - two large doubles with original fireplaces and floorboards, and a cleverly designed third bedroom featuring built-in wardrobes, a bespoke desk, and a spacious mezzanine level.

The top floor unfolds to reveal a wonderfully large, loft style bedroom with an en suite bathroom, offering a peaceful retreat with ample storage and a bright, airy feel.









The lower ground floor has been fully converted, providing an expansive and versatile space. A sophisticated cinema room, complete with panelled walls, sets the tone for relaxed evenings, while a separate utility room ensures practicality. A generous bedroom with an en-suite shower room offers additional accommodation, with its own private access via a staircase from the garden—ideal for use as a self-contained flat or guest suite.

The spectacular 105 ft. garden is a true sanctuary, featuring a decked terrace leading onto a well kept lawn, and a secluded seating area at the rear, complete with a hot tub and storage shed. Having been cherished by the same owners for over 22 years, this remarkable home has evolved gracefully, adapting to the needs of a growing family while maintaining its elegant charm.









Chevening Road is one of the premier streets in Queen's Park offering close proximity to the park, along with good access to transport links via the Bakerloo line at Queen's Park or Kensal Green, or the London Overground at Brondesbury Park and Queen's Park. There are many amenities on the fashionable Salusbury Road and Chamberlayne Road.

The property is well positioned for a large selection of private and state schools located in Notting Hill, North Kensington, St John's Wood and Hampstead.



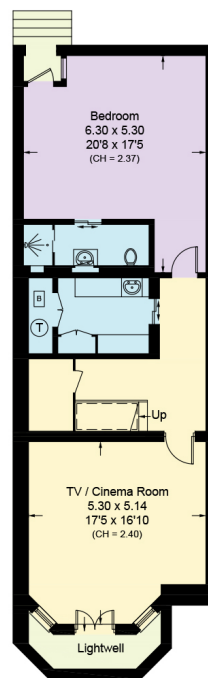




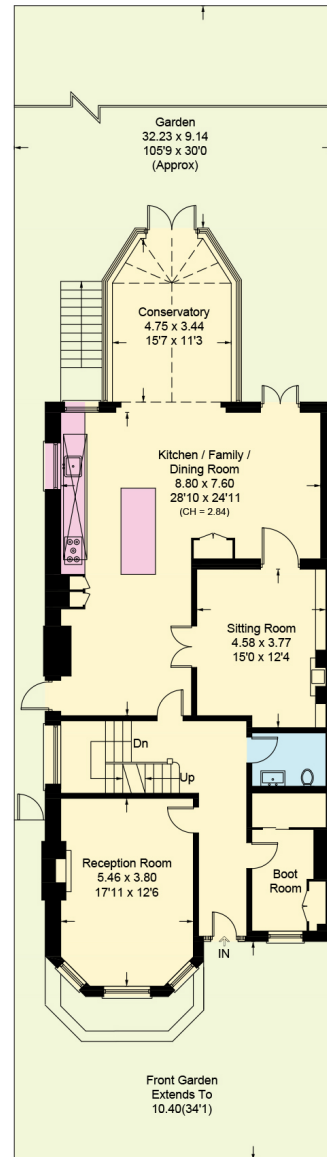




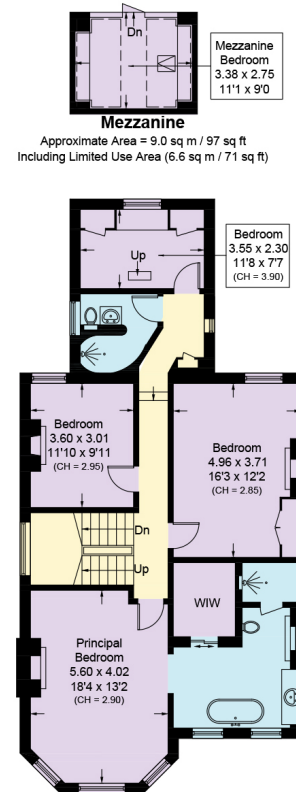




**Lower Ground Floor**  
Approximate Area = 82.7 sq m / 890 sq ft  
Including Limited Use Area (1.5 sq m / 16 sq ft)

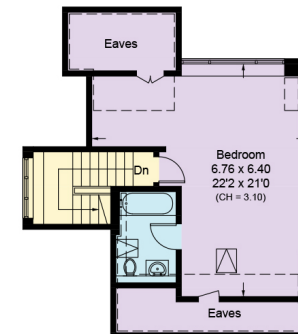


**Ground Floor**  
Approximate Area = 140.4 sq m / 1511 sq ft  
Including Limited Use Area (2.4 sq m / 26 sq ft)



**First Floor**  
Approximate Area = 102.2 sq m / 1100 sq ft

Reduce head height below 1.5m



**Second Floor**  
Approximate Area = 54.5 sq m / 587 sq ft  
Including Limited Use Area (18.6 sq m / 200 sq ft) Eaves

(Including Basement / Loft Room)  
Approximate Gross Internal Area = 388.8 sq m / 4,185 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





We would be delighted  
to tell you more.

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