

Honiton Road, Queen's Park NW6

---



# Honiton Road, Queen's Park **NW6**

Refurbished to an extremely high standard by the current owners, this wonderful four-bedroom family home offers spacious modern living over three floors. Honiton Road is a quiet residential street that runs parallel to Salusbury Road, Queen's Park's high street.

The entrance gives way to a spacious, light-filled double reception room leading through to the kitchen. Bursting with character, the reception room enjoys high ceilings with ornate ceiling moldings, an original feature fireplace, and bay-fronted windows that are flooded with natural light.



**Guide price:** £2,250,000

**Tenure:** Freehold

**Local authority:** London Borough of Brent

**Council tax band:** G





The kitchen is an exceptional space, with the floor level having been lowered to create voluminous proportions. This space easily allows for a family living area, a dining area, and a well-appointed kitchen with a large center island, a range of modern appliances, and bi-folding doors that overlook the low-maintenance, south-west facing rear garden.

Upstairs, the principal bedroom occupies the front of the property, followed by two further bedrooms and two family bathrooms. On the second floor, there is another double bedroom that is serviced by a well equipped bathroom and has plenty of storage.

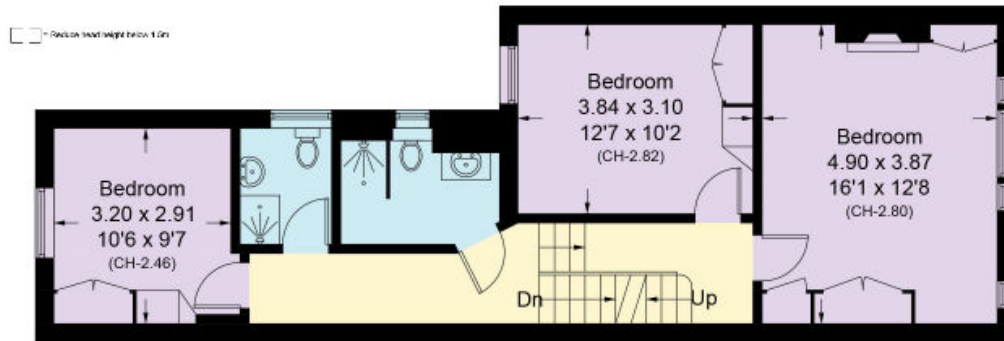




# Honiton Road, NW6

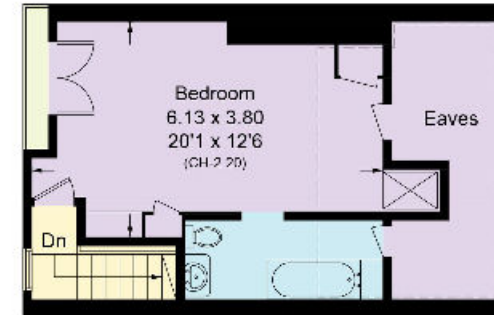
Total area = 180.1 sq m / 1938 sq ft

Including limited use area



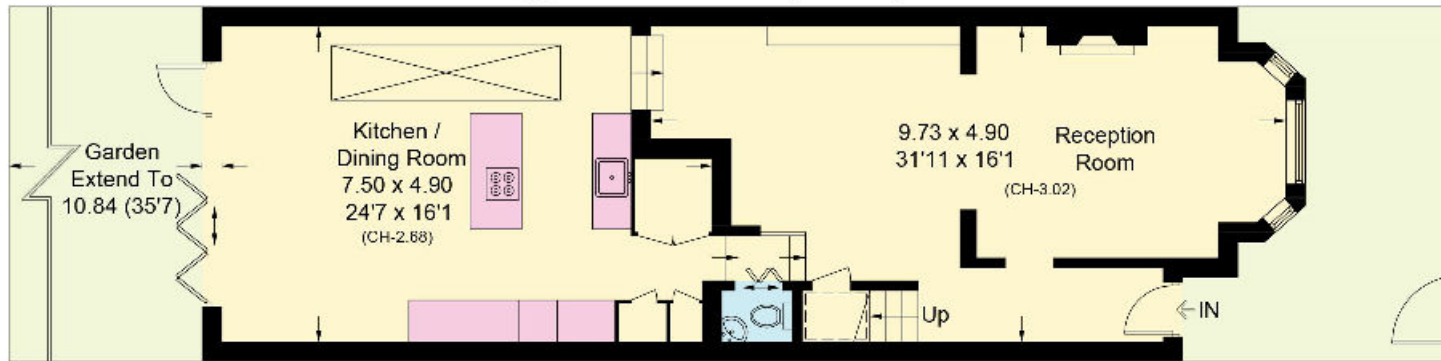
## First Floor

Approximate Area = 62.8 sq m / 676 sq ft



## Second Floor

Approximate Area = 39.6 sq m / 426 sq ft  
Including Limited Use Area (15.4 sq m / 166 sq ft)



## Ground Floor

Approximate Area = 77.7 sq m / 836 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.

Knight Frank

Queen's Park  
60c 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](mailto: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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.