



AYLESTONE AVENUE

Queen's Park, NW6



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Set back from the road with off-street parking and a garage, this elegant detached, double-fronted home offers an exceptional balance of period character and modern family living.



Local Authority: London Borough of Brent

Council Tax band: G

Tenure: Freehold

Guide Price: £3,500,000

BUILT ACROSS THREE STOREYS

The house is flooded with light and volume throughout, and still offers scope to extend if desired.

A central staircase acts as the focal point when entering the home with a vaulted ceiling to the third floor and striking curved ceiling, with generously proportioned rooms radiating off each floor. The ground floor features a bay-fronted reception room which extends the full length of the house providing three spaces for entertaining. To the rear is a dining room enjoying a bright south easterly aspect with direct access out to the garden and kitchen.

The heart of the home lies in the expansive kitchen, which has been recently updated with a separate utility room. There is also an additional office with built in cupboards, separate snug room, guest W/C and direct access to the garage.







The first floor provides four large bedrooms, including the principal suite to the rear with built in wardrobes, ensuite bathroom and views over the garden, a further rear-facing bedroom with its own ensuite and soaring ceilings. There are two further double bedrooms on this floor with access to a separate family bathroom.





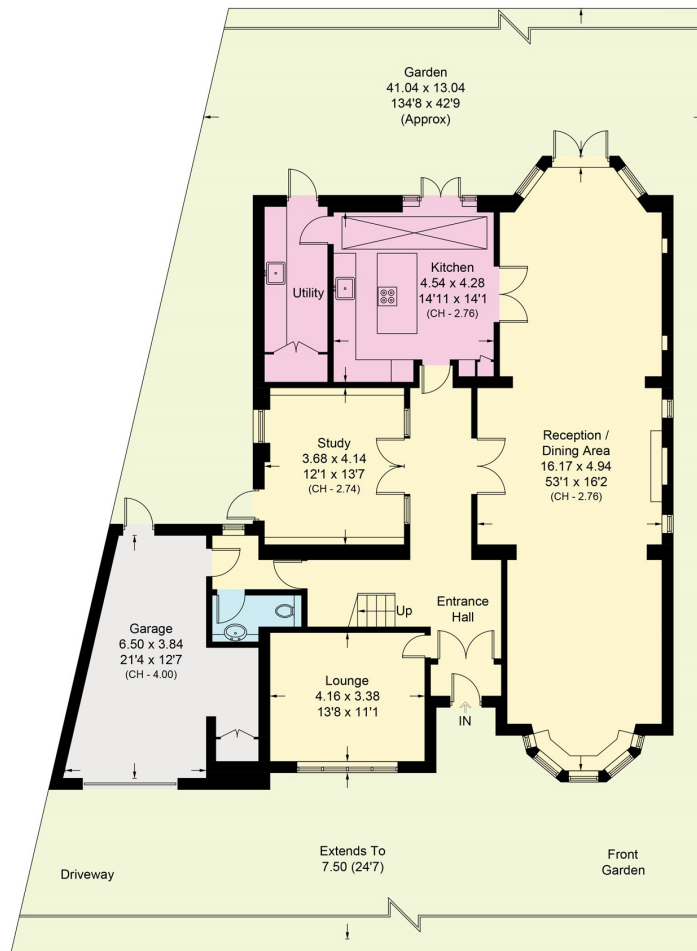


On the top floor are two double bedrooms both with access to a shared balcony, a separate family bathroom, and excellent built-in storage, making this an incredibly versatile home for growing families or those needing work-from-home options.

The south east-facing garden extends over 135 ft and has been lovingly tended, with mature planting and space for entertaining with side access out to the front of the home.

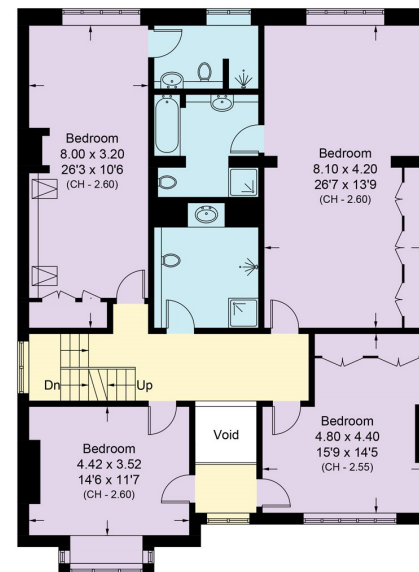






Ground Floor
Approximate Area = 186.2 sq m / 2004 sq ft

□ = Reduce head height below 1.5m



First Floor
Approximate Area = 140.5 sq m / 1512 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



Second Floor
Approximate Area = 60.6 sq m / 652 sq ft
Including Limited Use Area (5.8 sq m / 62 sq ft)

Approximate Gross Internal Area = 376.07 sq m / 4,048 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)



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