

CAMERONS STIFF & Co.

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Brondesbury Park, NW2



4541.00 sq
ft



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Camreron's Stiff & Co are pleased to bring to market For Sale this substantial seven bedroom, semi detached house arranged over an amazing 4500 sq ft of fine lateral family living space laid out over two floors. The property requires refurbishment but is an exciting opportunity to renovate to a discerning purchaser's own taste and style. Situated within the heart of Brondesbury Park, this house would certainly future proof a family for the next 20 years

The property is approached via a path and rear garden to the front door with off street parking for two cars available and a separate garage.

Upon entering, the property's size and scale immediately becomes apparent. Inside you are greeted with a generous hallway with a sweeping staircase benefitting from two reception rooms, study and a spacious 34 ft kitchen/breakfast room that leads onto a 78 ft mature rear garden. On the First Floor there are seven

£2,399,950 Freehold

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bedrooms each with their own bathroom.

Brondesbury Park is an exceptionally popular area close to shops, boutiques, cafes and restaurants along with the green open spaces of Queens Park, Willesden Green and Kensal Rise all easily accessible. Brondesbury Park is a sought-after tree lined road connecting Willesden Green and Queen's Park. Easy access into London is just moments via Willesden Green (Jubilee - Zone 2), Brondesbury Park (Overground) and Queen's Park station (Bakerloo-Zone 2 & Overground).

The area is also well serviced by both good state and private schools and nurseries. There are also several good local sports clubs for both tennis and cricket. Nuffield Health Club is not far away.

Viewing of this property is highly recommended.



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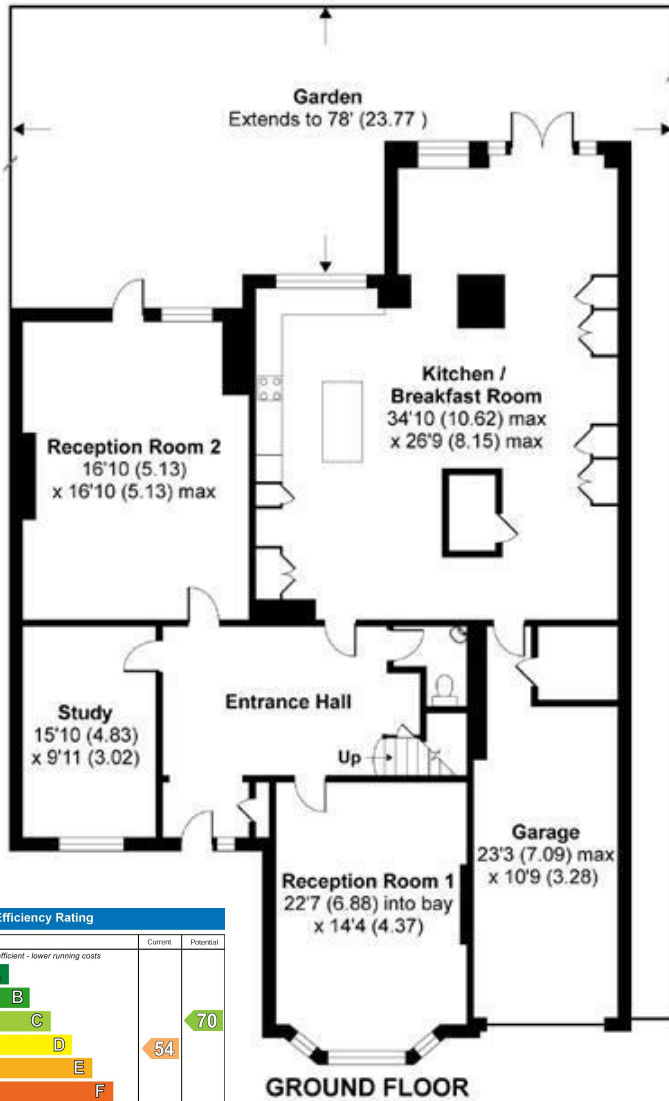


- Substantial 7 Bedroom house offering 4500 sq ft of accommodation
- Spacious kitchen/breakfast room leading onto garden
- 2 spacious reception rooms, study
- Seven large bedrooms all with en-suites
- Expansive 78 ft rear garden with patio area ideal for entertaining
- Private driveway, garage & OSP
- Excellent transport links into London via Jubilee, Bakerloo or Overground
- Wide selection of good state and private schools
- COUNCIL: Brent (G)
- Early viewing is highly recommended

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Energy Efficiency Rating		Current	Potential
Yield energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		54	70
EU Directive 2002/91/EC			

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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