



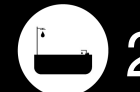
£2,150,000 Freehold



5



2



2



2457.00
sq ft



F

FOR SALE exclusively through Camerons Stiff is this exceptional family home, offering in excess of 2,450 sq ft of beautifully designed living space comprised over three floors. Occupying a commanding position around Chelmsford Square, the property offers a rare opportunity to acquire a substantial property on one of the most coveted roads in Kensal Rise.

Upon entering the property, it becomes immediately apparent that a meticulous architectural and interior design consideration has taken place. The house boasts a distinctly enigmatic design scheme throughout, which has resulted in a unique space that's pragmatic but sympathetic to the original character of the building. This truly is the ultimate family house.

The Ground Floor is constituted around an entrance hallway, which the two predominant living spaces are accessible. At the front of the property, there is a generous reception room that's traditional in style and scope. The rear is impressive, offering a large open-plan space that maximises the available square footage.









This space has been designed to be sociable; there's a high-specification kitchen to the right and a lounge to the left. Owing to the property's aspect and a glass aperture above the kitchen island, this space is flooded with natural light throughout the day. At the back, there's two sets of crittall doors that lead out onto a mature and secluded garden.

The upper floors offer five well-appointed bedrooms. On the First Floor, three bedrooms are serviced by one family shower room. The Second Floor houses a principal ensuite bedroom.

The property is situated within the Chelmsford Estate, a residential hamlet constituted around Chelmsford Square. The estate is comprised of quiet, no-thru traffic cul-de-sacs. The property is moments away from King Edward VII park. The amenities of Kensal Rise and Queen's Park are all a short distance away. Local transport links include Willesden Green (Jubilee) and Kensal Rise (Overground).





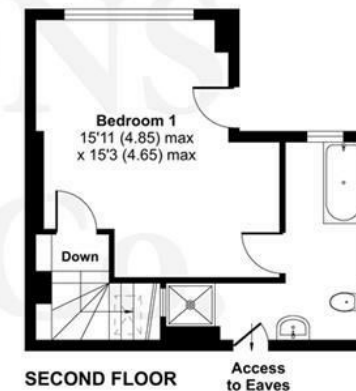
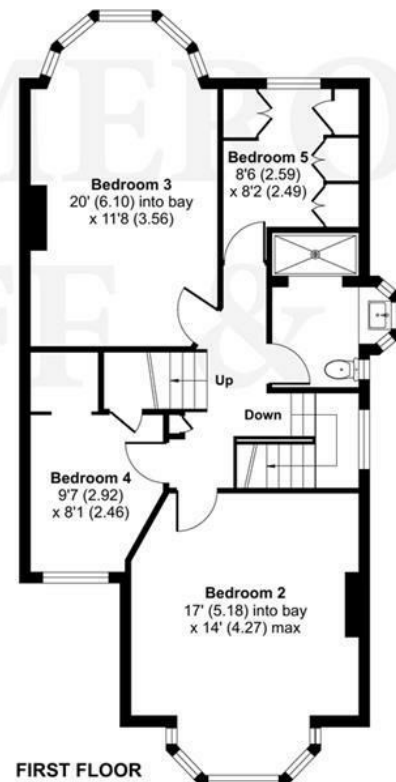
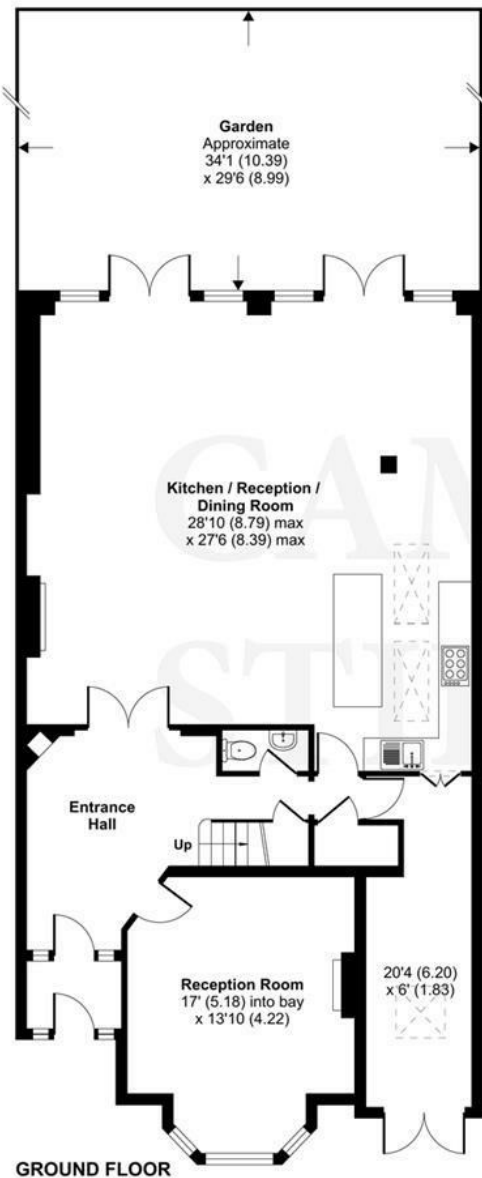




- Impressive period detached family house
- 2,457 sq ft of extensive living accommodation
- 28 ft kitchen/ reception-dinning space leading to garden patio
- Elegant reception room with bay windows & fireplace
- 5 bedrooms, 2 bathrooms (one en-suite)
- Mature Easterly facing garden with decking area
- Off street parking & 20 ft garage to front of property
- Convenient location close to good transport links into London
- Good local Primary and Senior Schools within easy reach
- COUNCIL: Brent (F)



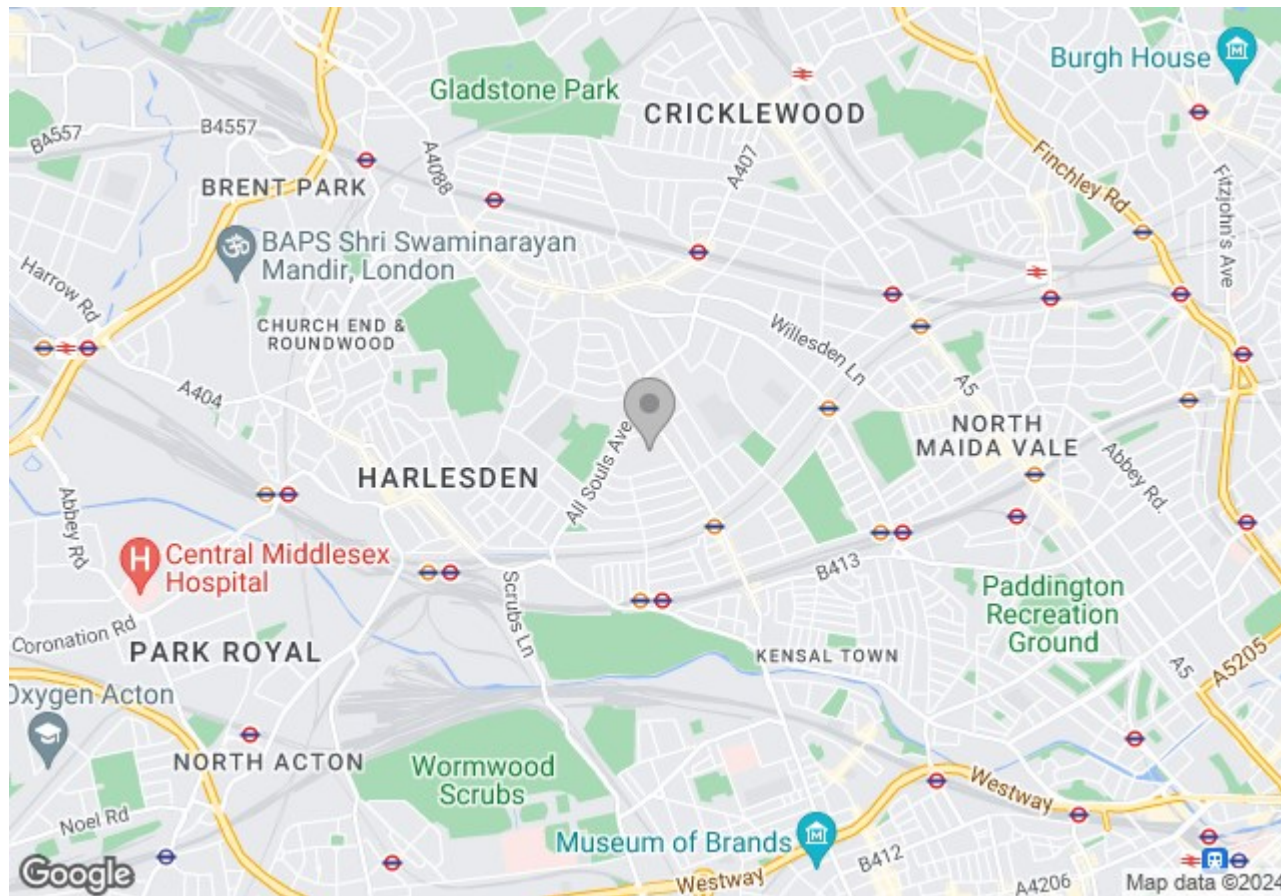




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Camerons Stiff & Co. REF: 1059551

Energy Efficiency Rating		Current	Potential
Very 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		42	67
		EU Directive 2002/91/EC	

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