



Manor House Drive
NW6

FOR SALE
FREEHOLD

£3,950,000

An impressive Ambassadorial residence situated on one of Brondesbury Park's premier road called Manor House Drive. This house sits on a wide lateral plot, extended and spread over three floors offering in excess of 4000 sq ft of internal living accommodation.

Offering a large front driveway that can accommodate numerous cars that also allows







access to the garage, the property's size and scale becomes immediately apparent. The Ground Floor comprises of four generous-sized reception rooms, utility room and to the rear an open-plan kitchen/diner with a large counter island and bi-folding doors that lead out to the stunning 67 ft secluded garden. The fourth reception room also has access to the garden and is abundant in light owing to a large skylight and an exceptional 'wall' of sliding glass doors and panelling.

The First Floor is equally as impressive as the Ground, comprising four sizable bedrooms all serviced with their own en-suites. The principal bedroom is positioned to the rear with beautiful bay windows



and access to the 35 ft terrace with glass panelling, overlooking the garden. The bedroom at the front of the property also has access to the front and side balcony.

The Second Floor is an excellent example of a loft conversion that now serves as a fifth en-suite bedroom.

This vast family house must be seen to be appreciated. Viewing through Camerons Stiff & Co.





- Substantial Edwardian house offering 4439 sq ft of well laid out accommodation
- Situated on the cusp of Queens Park & Salusbury Road
- 5 bedrooms (4 with balconies) & 5 en-suite bathrooms
- 3 reception rooms
- Open plan kitchen & breakfast room leading onto the garden patio
- Utility room, study & play room
- Garage & off street parking
- Expansive 67 ft secluded mature garden.
- Council: Brent (H)
- Early viewing of this fabulous sized family home is highly recommended







Manor House Drive, Brondesbury Park, London, NW6

Approximate Area = 3684 sq ft / 342.2 sq m (excludes store)

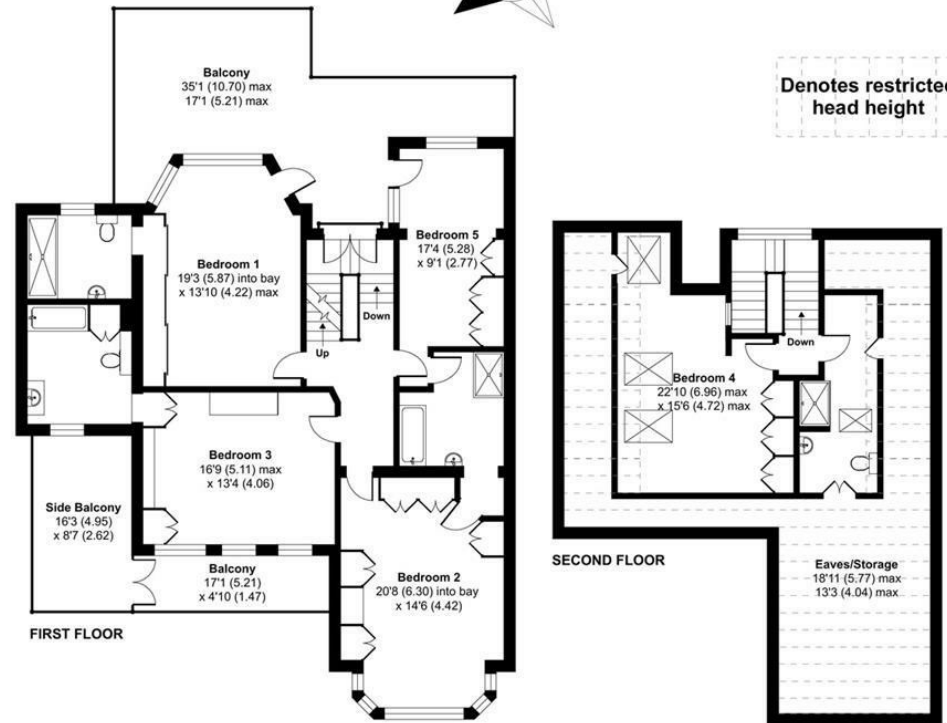
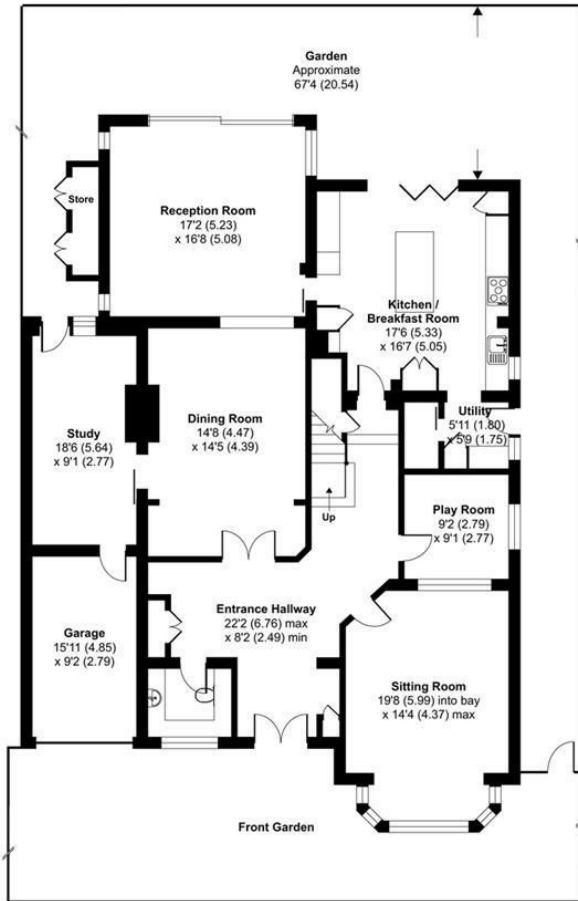
Limited Use Area(s) = 609 sq ft / 56.5 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 4438 sq ft / 412.2 sq m

Balconies = 603 sq ft / 56 sq m

For identification only - Not to scale



Property Particulars

Outstanding Detached Property

5 bedrooms

4 bathrooms

4 reception rooms

67 ft rear garden

Viewing recommended

Approx 4438.00 sq ft

EPC: D

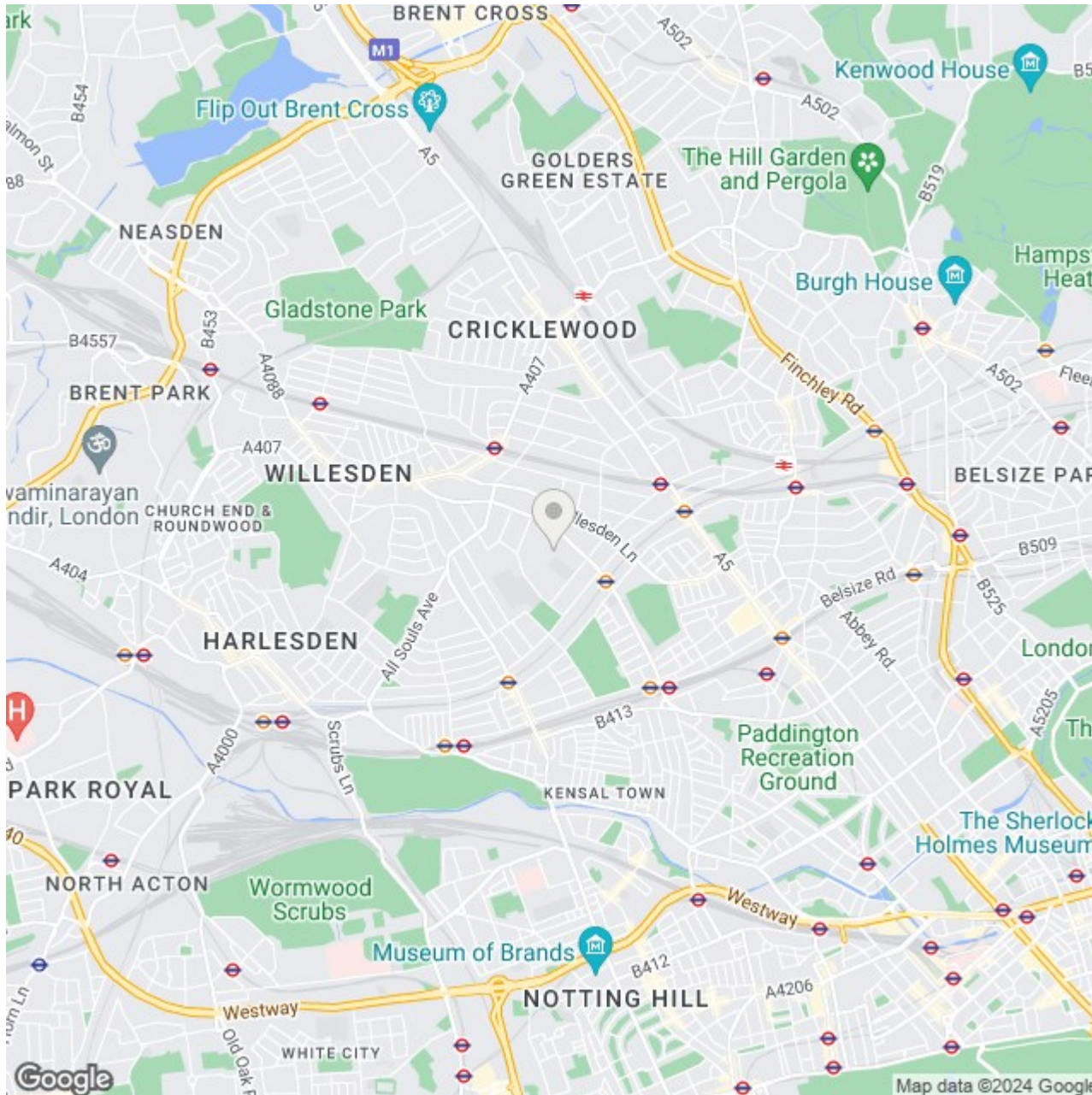
Brent (H)

Ref: 18090070

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Camerons Stiff & Co. REF: 894337

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Location



Overall a very well-proportioned family home on a very prominent and sought-after road located within a short walk to Queens Park, Tiverton Green and South Hampstead Cricket Club & Grounds. The superb High Street at Salisbury Road offers lifestyle living with numerous independent cafes, gym/yoga studios, restaurants, bars and other facilities for anyone who wants to be in a vibrant and popular family area. Excellent transport links with Brondesbury Overground and the Jubilee line (Zone 2) at Willesden Green Station & Bakerloo Line at Queens Park (Zone 2) all within a short distance.

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CAMERONS STIFF & Co.
EST. 1982

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