



## Esmond Road, NW6

Freehold - £1,285,000

Offered with vacant possession is this Victorian, three bedroom terraced home situated within the heart of Queens Park. Spanning 1172 sq ft, this property is moments away from the independent cafés and bistros on Lonsdale Road and Salusbury Road.

The Ground Floor is comprised of two spacious reception rooms, a generous 20 ft kitchen leading to a 31 ft paved southerly garden and a W/C. The First Floor offers three double bedrooms and a family bathroom.

This property presents a fantastic opportunity for those ready to embark on a modernisation journey. Queen's Park station (Bakerloo & Overground - Zone 2) is a short stroll away.

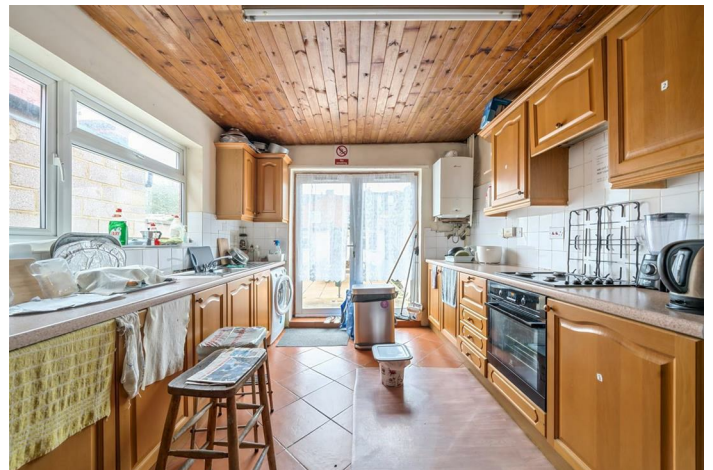
Viewing is highly recommended.

- Offered with Vacant Possession
- Terraced 3 Bedroom Victorian house providing 1172 sq ft
- Located in the heart of Queens Park
- 2 Generous reception rooms
- In need of refurbishment
- COUNCIL: F

020 8459 1133

[enquiries@cameronsstiff.co.uk](mailto:enquiries@cameronsstiff.co.uk)

[cameronsstiff.co.uk](http://cameronsstiff.co.uk)



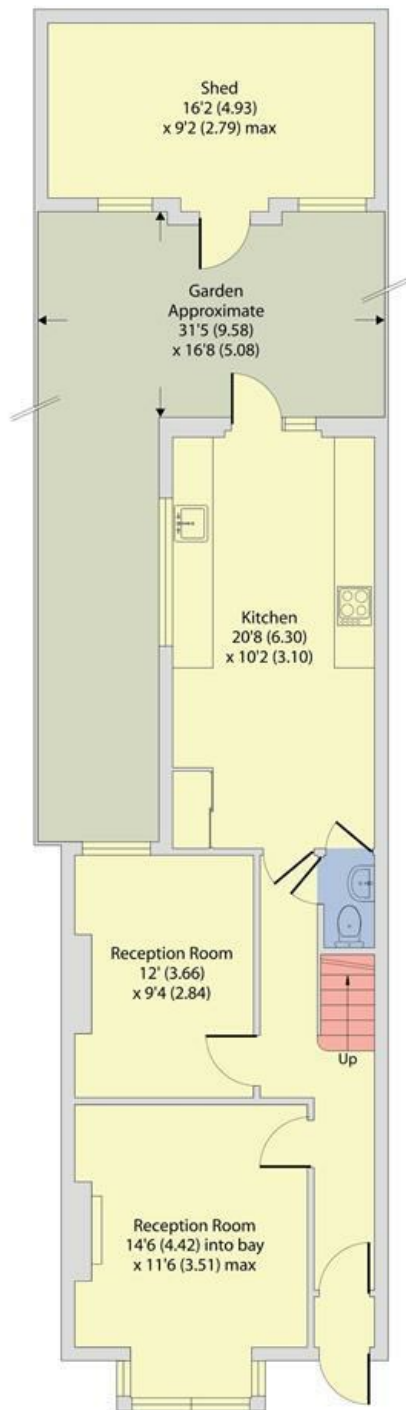
## Esmond Road, London, NW6

Approximate Area = 1172 sq ft / 108.8 sq m

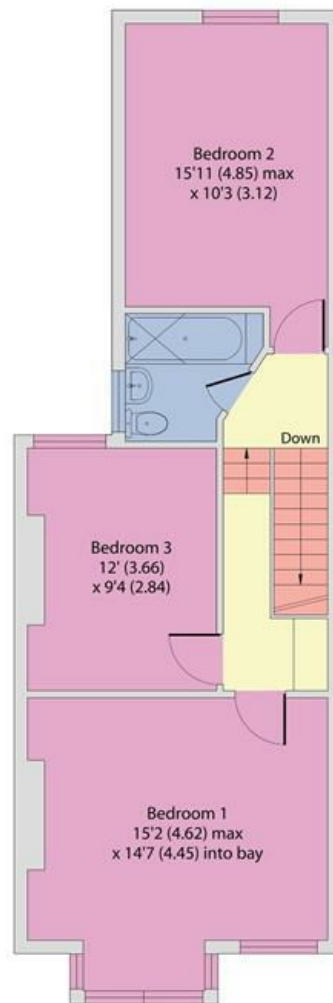
Outbuilding = 143 sq ft / 13.2 sq m

Total = 1315 sq ft / 122 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 1078897

EPC: C

Ref: 18783692

