



## Egerton Gardens, NW10

Freehold - £1,750,000

For Sale is this substantial four bedroom 1930s semi-detached house offering 1733 sq ft of beautiful accommodation situated on a sought-after cul-de-sac within the coveted 'Kensal Triangle'.

Boasting high ceilings and original features throughout, the Ground Floor is constituted around a main entrance hallway, the reception room and study are located to the front whilst a second reception/dining room and the kitchen are situated at the rear of the property, where the 39 ft private garden can be accessed. The First Floor offers four bedrooms and two bathrooms, including the main bedroom with fitted wardrobes and the second bedroom enjoying an en-suite bathroom. There may be provision to extend into the loft (STPP) to create a new principal suite.

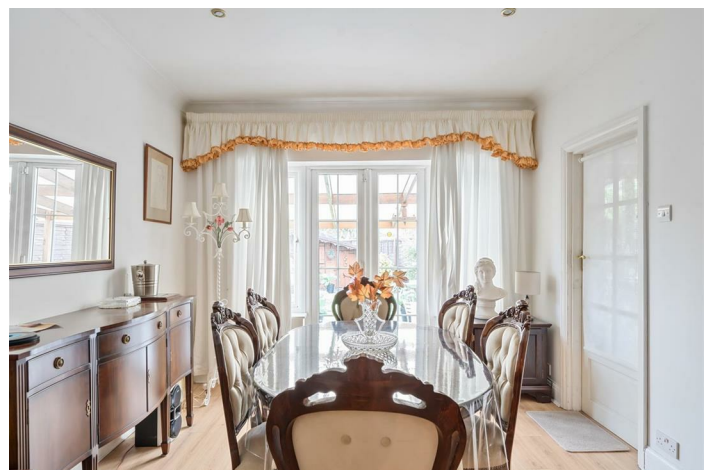
The property is ideally situated to access the varied amenities of Kensal Rise, Queen's Park and Willesden Green. Local transport links include Kensal Rise (Overground), Queen's Park (Bakerloo - Zone 2) and Willesden Green (Jubilee - Zone 2).

- 4 bedroom 1930's semi-detached house
- Offering 1733 sq ft of beautiful accommodation
- Wide frontage with off-street parking for several cars
- COUNCIL: Brent (F)

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## Egerton Gardens, London, NW10

Approximate Area = 1733 sq ft / 161 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 1843 sq ft / 171.2 sq m

For identification only - Not to scale



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: 1094673

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