



Brondesbury Park
NW6

FOR SALE
FREEHOLD

£3,250,000

A substantial and imposing detached property that offers in 5718 sq ft of internal living accommodation that is enviably located just north of Queen's Park. This outstanding property is unique in proposition and offers a rare opportunity to acquire and reimagine such a sizeable house that occupies a large and commanding plot on Brondesbury Park.





The Ground Floor offers a compartmentalised arrangement; the property's size becomes immediately apparent upon entry into the entrance hallway. To the left of this hallway, there is a 34ft reception room featuring a bay window. To the right, there are two further reception rooms, the kitchen and a bedroom. There is also a shower room on this floor. Accessible through both the garden and the rear, there is a separate dwelling which features a self-contained kitchen, two bedrooms and a en-suite shower room.

The First Floor offers four bedrooms, three of which are en-suite. The principal bedroom features an en-suite bathroom and a

walk-in-wardrobe. The third bedroom is serviced by a family bathroom that is situated on the landing. The layout of this floor maximises the available square footage absolutely. The Second Floor offers two further bedrooms, all of which have an abundance of storage space. Both of these bedrooms are serviced by a shower room. A sun-trap terrace is also accessible on this floor.

Early viewing of this stylish family home is highly recommended.





- Substantial detached House on Brondesbury Park
- 5718 sq ft of beautiful accommodation over 3 floors
- 3 receptions, 2 kitchens, & separate 2 bedroom dwelling
- 9 bedrooms & 8 shower rooms (6 ensuite)
- Occupies a uniquely large and commanding plot
- Off-street parking
- Private terrace on second floor & 46 ft rear garden
- Close to the amenities of Queen's Park and Willesden Green
- Transport links: Queen's Park (Bakerloo-Zone 2) & Brondesbury Park (Overground)









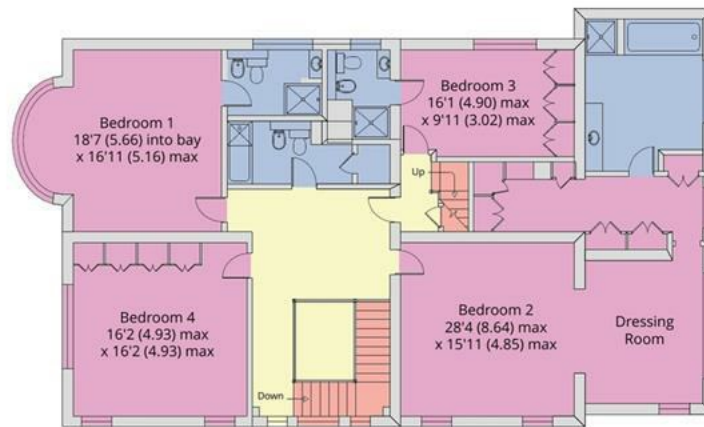
Brondesbury Park, London, NW6

Approximate Area = 5718 sq ft / 531.2 sq m

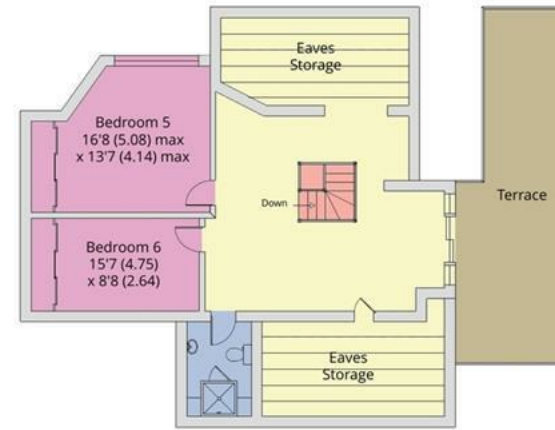
Limited Use Area(s) = 292 sq ft / 27.1 sq m

Total = 6010 sq ft / 558.3 sq m

For identification only - Not to scale

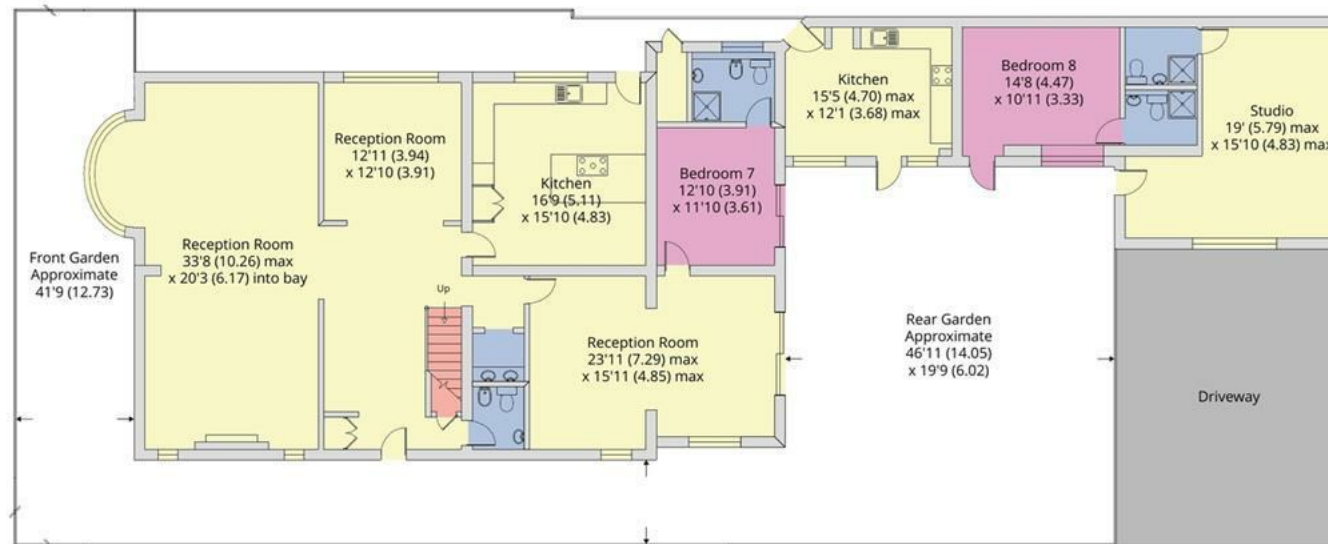


FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

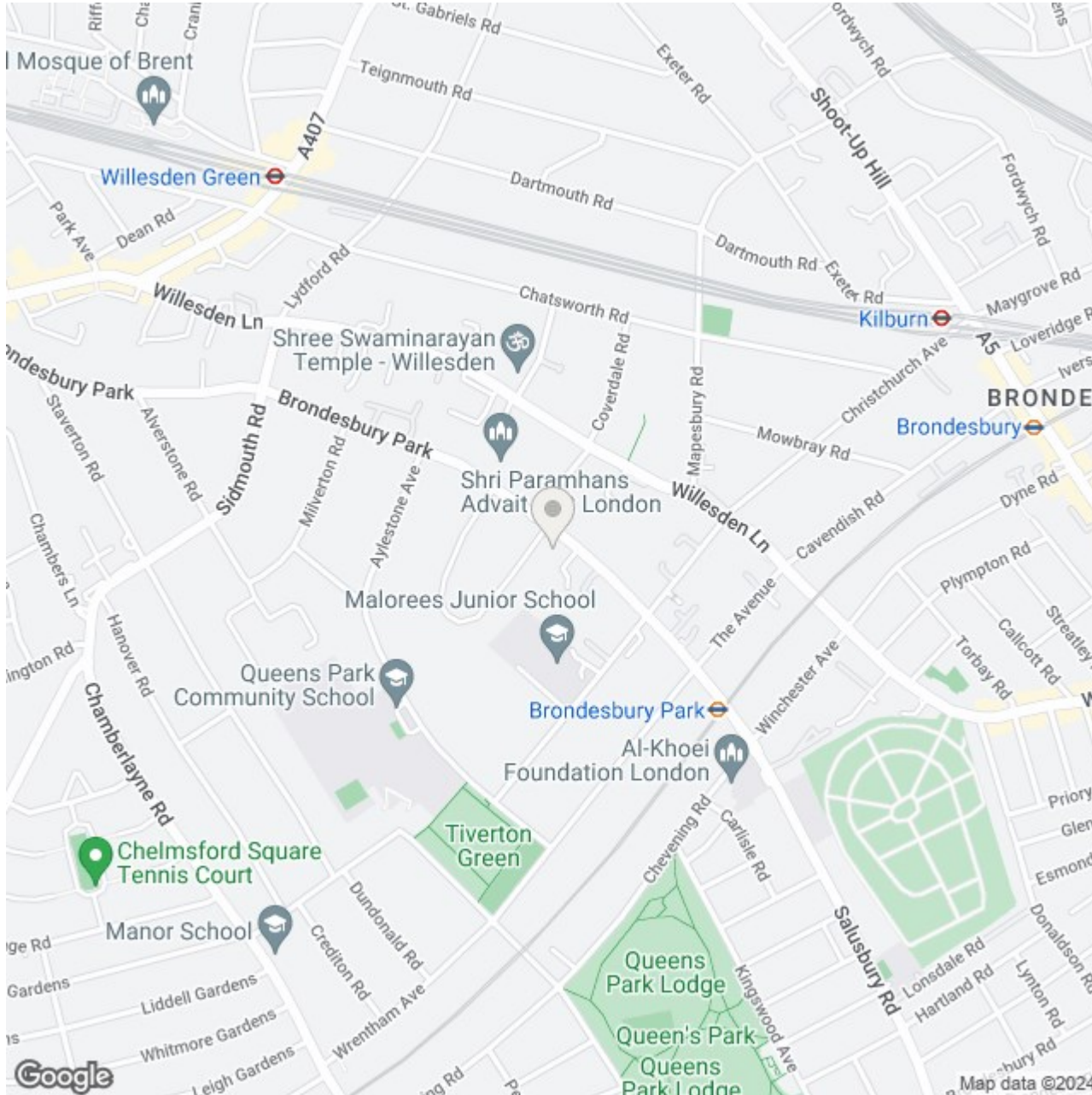


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Camerons Stiff & Co. REF: 813420

Location



Situated in this truly vibrant location of Brondesbury Park near to the shops and open green spaces of Queens Park and Kensal Rise. Brondesbury Park is a sought-after tree lined road connecting Willesden Green and Queen's Park. The property is ideally situated to access amenities and restaurants in Queen's Park and the surrounding areas and is located for a variety of excellent state and private schools in Notting Hill, Hampstead and Highgate. Transport links include Queen's Park station (Bakerloo-Zone 2 & Overground) & Brondesbury Park (Overground)

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