



Oman Avenue  
NW2

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FOR SALE  
FREEHOLD

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£2,175,000

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For Sale solely through  
Camerons Stiff is this  
substantial and imposing  
detached house offering  
3,058 sq ft (excluding eaves).

Nestled in a sought-after  
residential enclave moments  
from the 86-acre Gladstone  
Park. The property provides  
a fabulous opportunity to  
acquire a beautifully  
presented family home in an  
enviable and connected  
location.

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Upon entering, the property's size and scale become immediately apparent. The Ground Floor is constituted around a main entrance hallway with marble flooring, off which all rooms are accessible. The rear is particularly impressive, boasting an expansive open plan kitchen/diner with wonderful views onto the 58ft mature garden, perfect for entertaining. Owing to the property's westerly aspect, this space is abundant in natural light throughout the day. The front reception room features an ornate fireplace, coving and bay windows.

The First Floor comprises a principal bedroom with a dressing room and a four-piece bathroom suite, three further



double bedrooms and a Jack and Jill bathroom that complete this floor.

Ascending onto the Second Floor is the sixth bedroom, accessed through the loft room benefitting from Velux windows, a shower room and eaves storage.

Externally, the 58ft mature rear garden has a patio ideal for entertaining with views leading down towards the Wendy house and shed. The garden has been well kept with an abundance of mature plants. At the front of the house, there is a paved driveway with parking for two cars and a small garden area.

Viewing is highly recommended.





- Generous 6 bedroom detached house
- 3,058 sq ft of well presented accommodation over 3 floors (exluding eaves)
- Shaker style kitchen & dining room spanning over 34ft
- Sliding doors opening out onto 58ft garden
- Ground Floor WC, utility room & study
- 3 bathrooms (1 en-suite)
- Loft room with Velux skylight windows & eaves storage
- Marble & hardwood flooring
- Excellent transport links into Central London & The City
- COUNCIL: Brent (G)







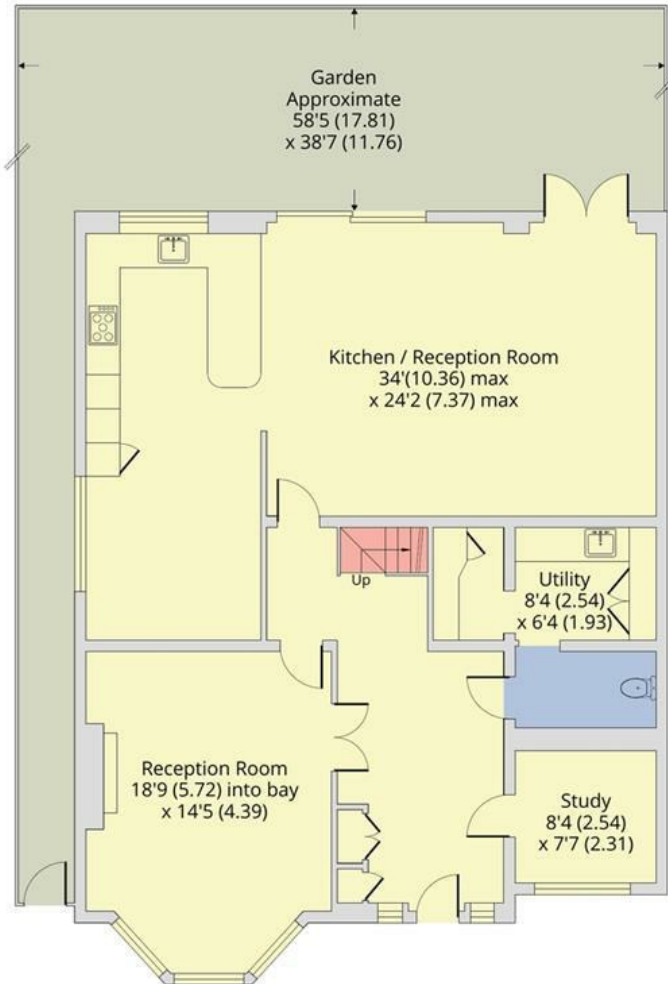




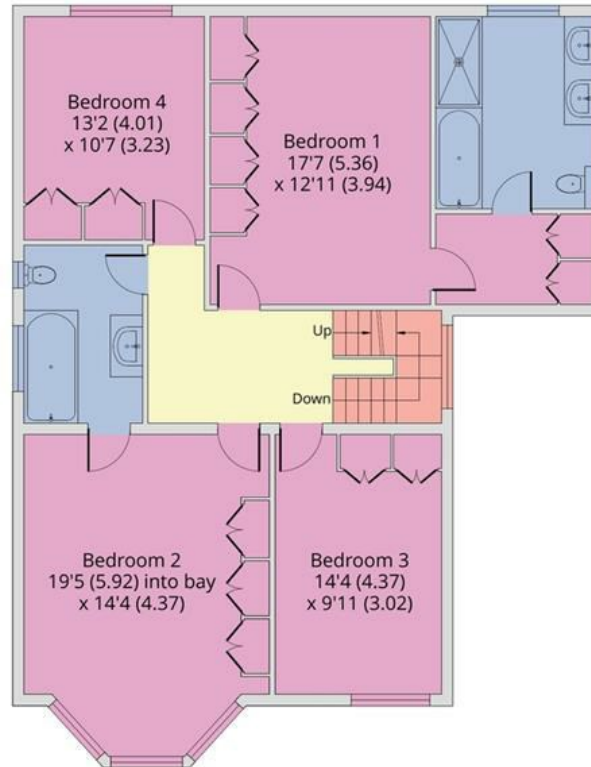
# Oman Avenue, London, NW2

Approximate Area = 3058 sq ft / 284 sq m  
Limited Use Area(s) = 533 sq ft / 49.5 sq m  
Total = 3591 sq ft / 333.5 sq m

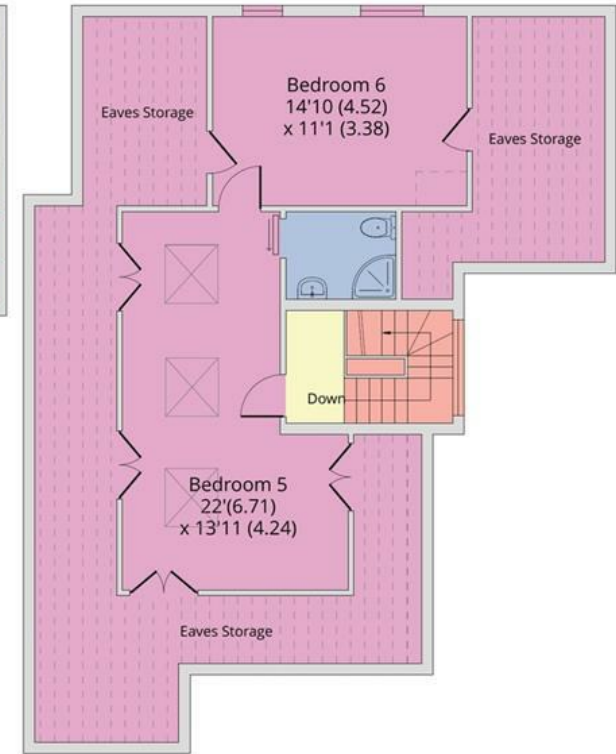
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2024. Produced for Camerons Stiff & Co. REF: 1105576

Approx 3058.00 sq ft

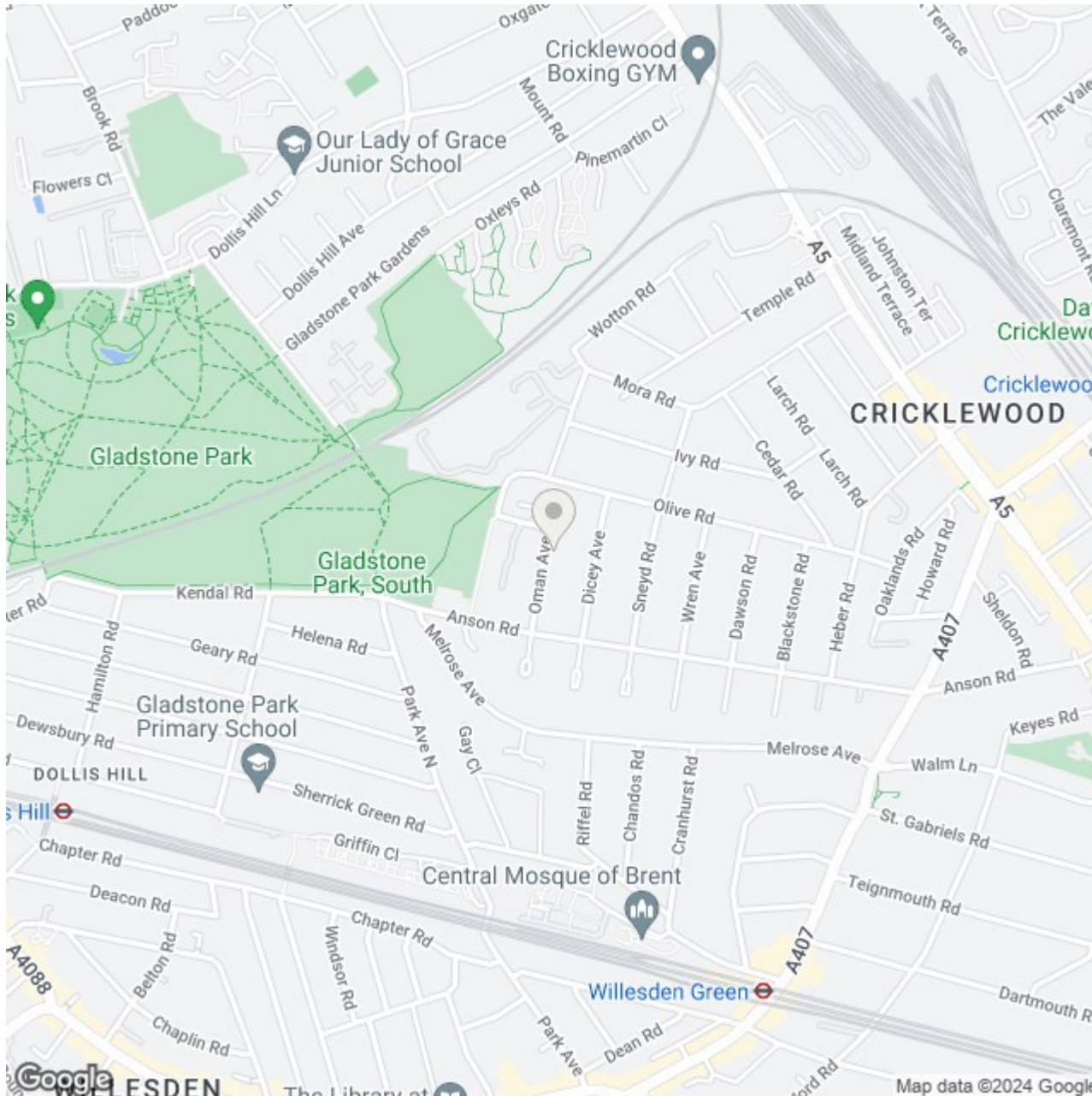
EPC: D

Brent (G)

Ref: 18809920

# Location

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Oman Avenue is located within a residential hamlet just North of Willesden Green and is moments away from Gladstone Park. The local amenities and an abundance of restaurants, bars, delis and a wide range of shopping facilities of Willesden Green and Cricklewood are within walking distance. Transport links include Willesden Green Station (Jubilee – Zone 2) and Cricklewood Train Station (Thameslink – Zone 3). The local schools include Mora Primary School as well as Abbey Nursery School. Easy access is available to many good Private schools in the area. Access to Brent Cross Shopping Centre, Westfield Shopping Centre and the West End are all within easy reach.

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**CAMERONS STIFF & Co.**  
EST. 1982

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