



## Brondesbury Park, NW6

Freehold - £3,250,000

For Sale is this substantial and imposing eight bedroom 1930s detached house boasting an impressive 5,332 sq ft on Brondesbury Park. The property offers an exceptional opportunity to acquire a house of superb proportions in an excellent location.

The house currently has a compartmentalised arrangement, and an ambitious purchaser may choose to implement an open-plan arrangement as part of a comprehensive refurbishment. There's potential to create a truly exceptional and enviable entertainment space on the Ground Floor. The Upper Floors would benefit from a rearrangement to ensure that the available square footage is maximised.

The property is close to the varied amenities of Queen's Park, Kensal Rise and Willesden Green. A number of excellent schools in Hampstead and Maida Vale are also close by. Local transport links include Brondesbury Park (Overground), Willesden Green (Jubilee) and Queen's Park (Bakerloo - Zone 2).

- 1930s detached house offering 5,332 sq ft of accommodation
- 8 bedrooms, 6 bathrooms, 5 reception rooms & 3 kitchens
- 50 ft garden with direct access from the front of the house
- COUNCIL: Brent (H)

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## Brondesbury Park, London, NW6

Approximate Area = 4879 sq ft / 453.2 sq m (excludes store, lean to, boiler room & storage)

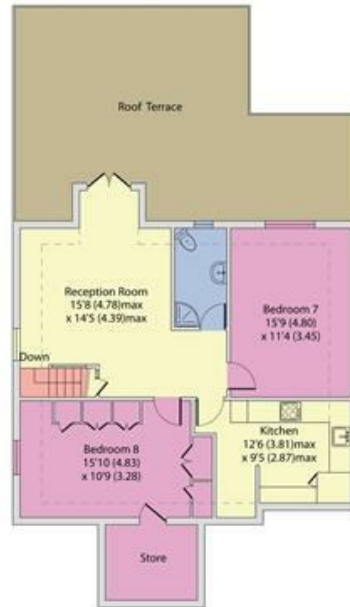
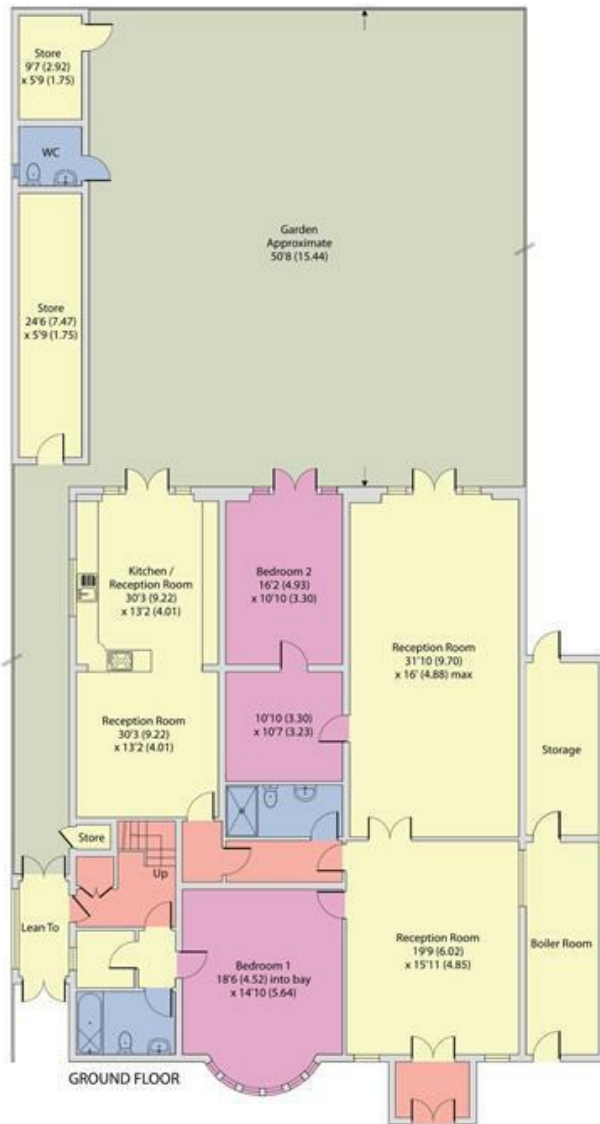
Limited Use Area(s) = 222 sq ft / 20.6 sq m

Outbuildings = 231 sq ft / 21.4 sq m

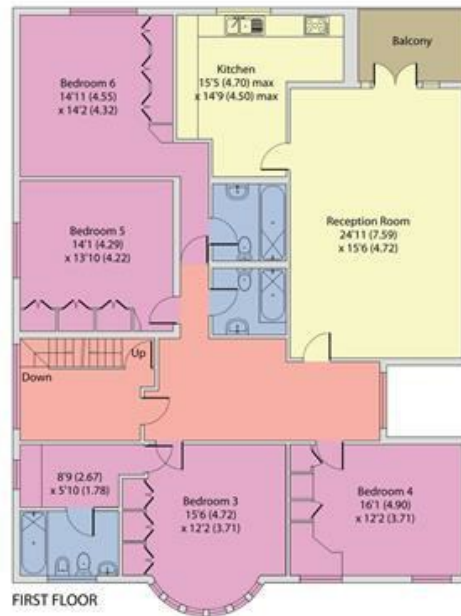
Total = 5332 sq ft / 495.2 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND 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: 1121642

EPC: E  
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