



Brondesbury Park, NW2 Freehold - £2,250,000

For Sale exclusively through Camerons Stiff & Co is this substantial and imposing detached 1920s house.

This spacious property, which boasts a total 3,207 sq ft of expansive living space over two floors and occupies a commanding position on Brondesbury Park, is in need of refurbishment throughout to transform it back into a fabulous and luxurious family home.

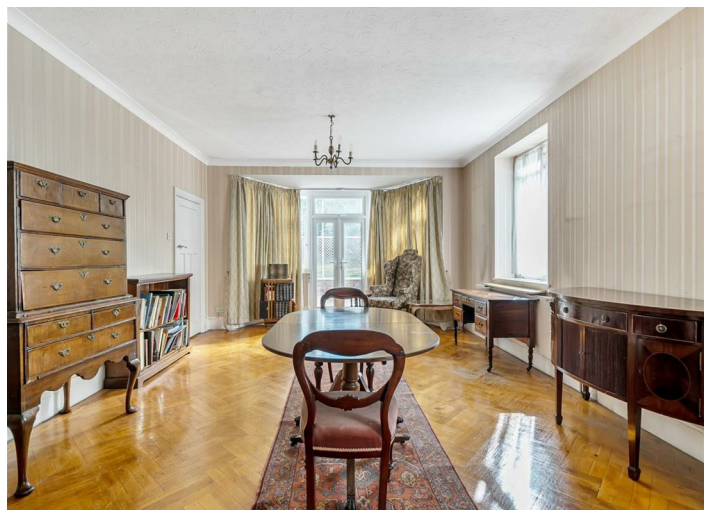
The Ground Floor comprises four reception rooms, a separate kitchen with an adjacent dining room looking onto the garden at the rear and a downstairs cloakroom. This floor has a compartmentalised arrangement that a purchaser may choose to alter in order to create a truly enviable open-plan space. Owing to the property's southerly aspect, the rear is abundant in natural light throughout the day and boasts a mature and secluded 104 ft rear garden, which is accessible via the side-return on one side and through the garage on the other. The garden, together with its covered terrace area, is a defining feature of this house. The First Floor offers five well-apportioned bedrooms and three bathrooms, two of them en-suite. As with the Ground Floor, rearrangement of the First Floor could result in putting the available space to best use. With the enormous, full-height loft so far unexploited, there could be an amazing opportunity to add another floor of comfortable living space (STPP).

The property is situated within a few minutes' walk to the amenities of Willesden Green, with its many shops and abundance of lively cafes and restaurants, and it is also within easy walking distance of Queen's Park, Gladstone Park and Tiverton Green. The trendy and buzzing Kensal Rise is also only a short walk away. Local transport links include Willesden Green (Jubilee) and Brondesbury Park (Overground), as well as many direct bus routes to Marble Arch, Notting Hill Gate, Knightsbridge, Kensington, Victoria and Hammersmith.

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Brondesbury Park, London, NW2

Approximate Area = 3045 sq ft / 282.8 sq m (excludes store & covered terrace)

Garage = 162 sq ft / 15 sq m

Total = 3207 sq ft / 297.8 sq m

For identification only - Not to scale



EPC: D

Ref: 15062661

