



Bryan Avenue  
NW10

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FOR SALE  
FREEHOLD

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£2,700,000

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A substantial and imposing detached 1930s property, offering in excess of 4,000 sq ft of internal and ancillary living accommodation over three floors. The house is nestled within the coveted Dobree Estate, which is characterised by large 1930s villas that are set back from the kerb. The house offers a rare opportunity to acquire a renovated family home in an enviable location moments from Kensal Rise and Queen's Park.

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Upon entering the house, the sheer expanse of the property is immediately apparent. The Ground Floor is characterised by an open-plan arrangement that's distinctly sociable in scope. The house has been fitted to a high specification with exceptional materials, fixtures and fittings.

The kitchen space at the rear is particularly impressive and is abundant in natural light owing to huge bi-fold doors and windows that spread the entire width of the house. There is studio at the back of the garden which may be used as a gym or home office.

The upper floors offer six bedrooms, three shower rooms and one bathroom. The principal bedroom is situated on the First Floor and benefits from an en-suite shower room. There is an abundance of eaves storage on the Second Floor.

Viewing is highly recommended.





- Substantial detached 1930s property offering in excess of 4,000 sq ft
- 6 bedrooms, 4 bathrooms, 2 reception rooms
- Separate utility room, store & ground floor WC
- Modernized throughout with feature staircase
- Landscaped garden & patio/barbeque area
- Studio at the back of garden
- Off street parking at front for several cars
- Transport: Willesden Green (Jubilee-Zone2) & Kensal Rise (Thames link)
- COUNCIL: G
- Viewing is highly recommended







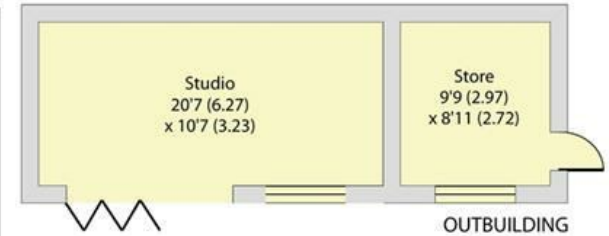
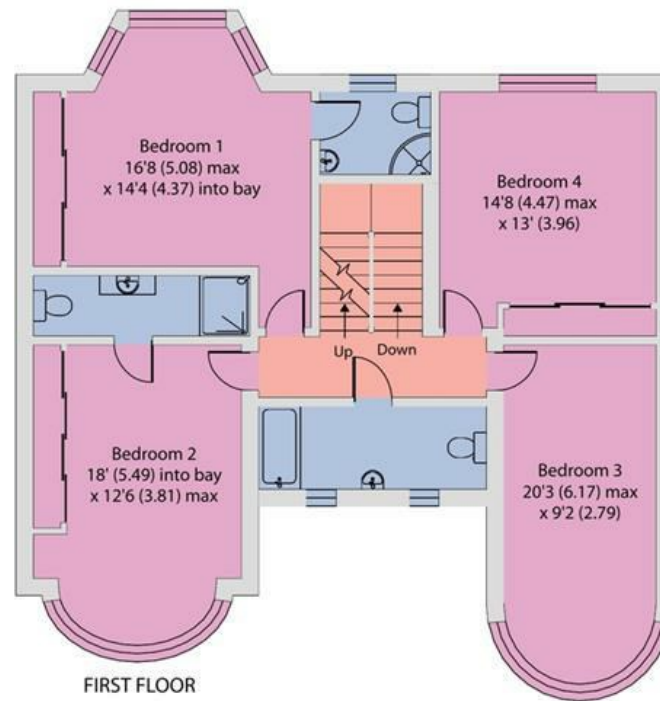
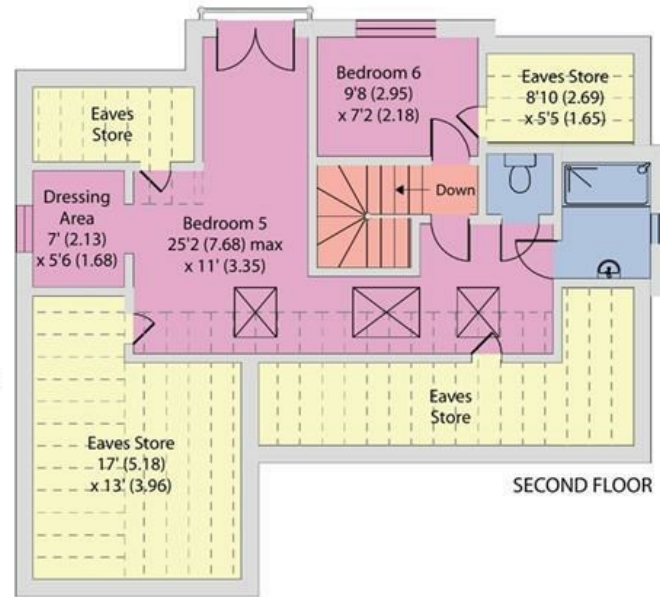
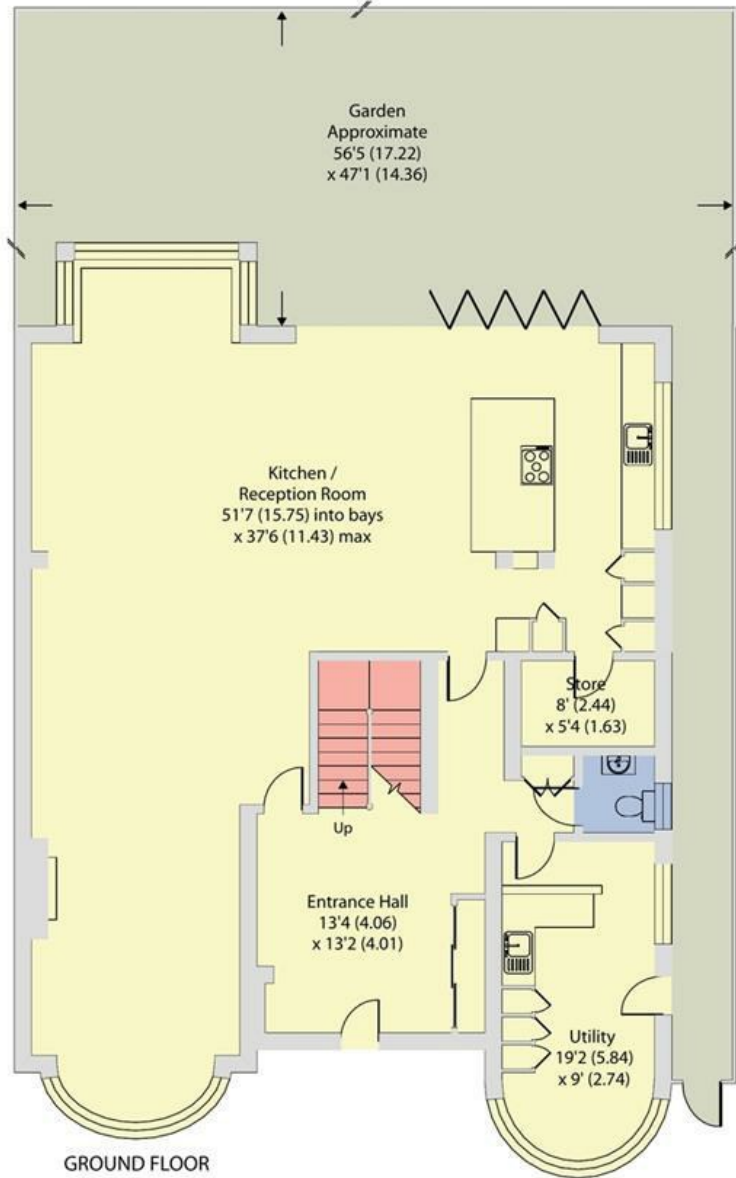




# Bryan Avenue, London, NW10

Approximate Area = 3239 sq ft / 300.9 sq m  
 Limited Use Area(s) = 526 sq ft / 48.8 sq m  
 Outbuilding = 302 sq ft / 28.1 sq m  
 Total = 4067 sq ft / 377.8 sq m

For identification only - Not to scale



Denotes restricted head height

Approx 3239.00 sq ft

EPC: D

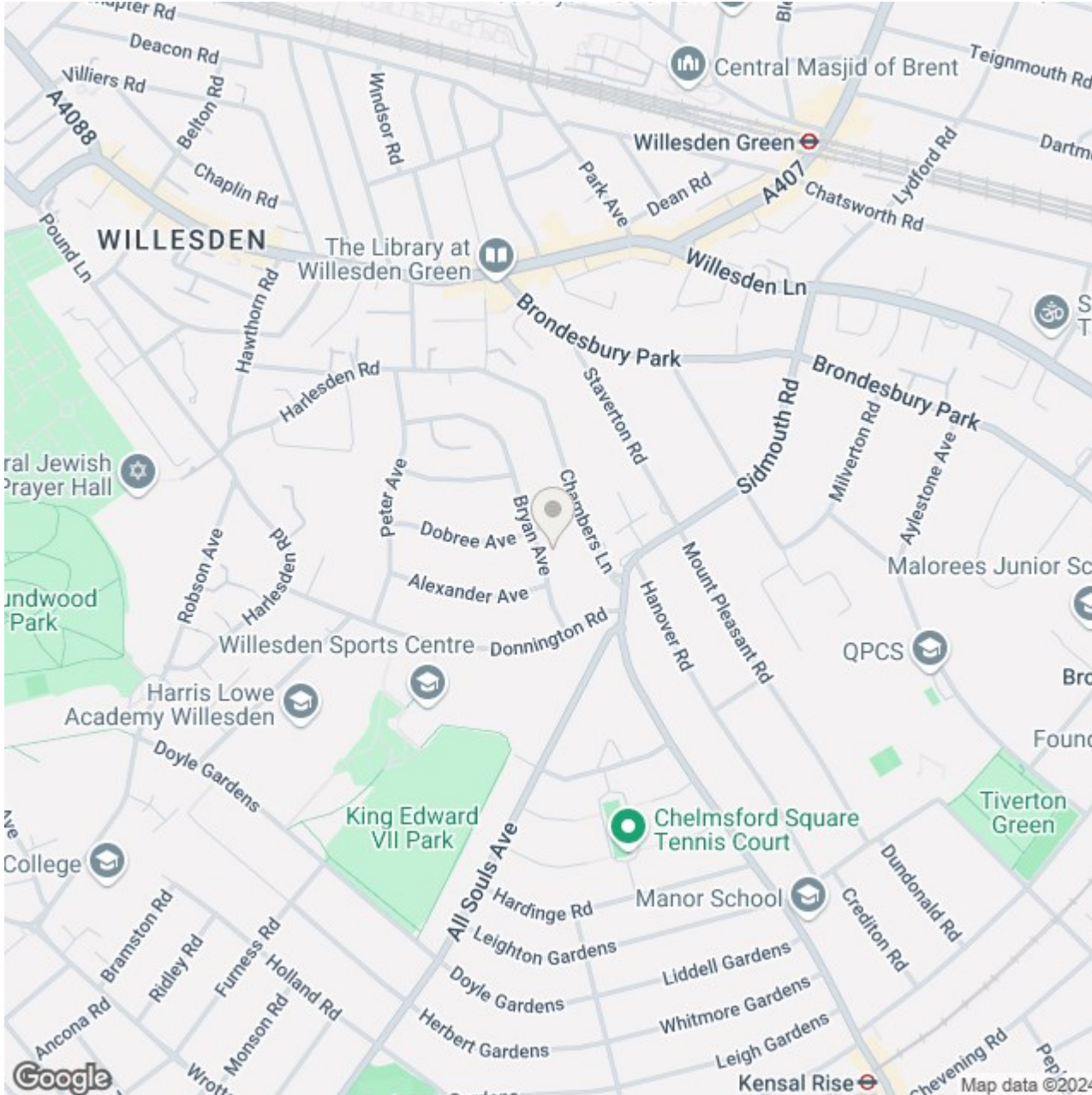
Brent (G)

Ref: 18731322



# Location

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The property is ideally situated to access the amenities of Willesden Green, whilst also being within close proximity to Kensal Rise and Queen's Park. The Dobree Estate is a quiet, residential estate north of Kensal Rise. Bryan Avenue is well situated to take advantage of many local amenities, including the Elmwood Lawn Tennis Club, Willesden Sports Ground, King Edward VII Park, South Hampstead Cricket Club and Roundwood Park. The property is also well-positioned for access to the cafes and shops on College Road. Local transport links include Willesden Green (Jubilee - Zone 2) and Kensal Rise (Overground). The property further benefits from a good selection of state schools and access to private schools in Notting Hill, North Kensington, St John's Wood and Hampstead

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EST. 1982

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