



## Aylestone Avenue, NW6

**Freehold - £1,499,950**

For Sale and offered with vacant possession is this unique opportunity to acquire a three bedroom detached house, set on a wide plot on this sought-after location on Aylestone Avenue.

Offering 1559 sq ft of accommodation, the house has great potential to be re-modernised to a high standard or completely demolished to build a new home/homes (SSTP). The Ground Floor offers an open plan kitchen/reception room, utility, guest bathroom and a further reception room. The First Floor comprises three bedrooms which are serviced by a family bathroom. Externally there is a 59 ft garden to the rear and a 23 ft front garden.

Aylestone Avenue is a tree lined road situated between Brondesbury Park and Queens Park with its superb walking culture of bars, restaurants and gastropubs. Local transport includes Brondesbury Park and Kensal Rise (Overground) Queens Park (Bakerloo line- Zone 2) and Kilburn (Jubilee Line-Zone 2)

- 3 bedroom detached house offered with vacant possession
- 1559 sq ft of accommodation
- Investment opportunity
- Transport includes Willesden Green (Jubilee-Zone 2)
- COUNCIL: Brent (F)
- Viewing is highly recommended

**020 8459 1133**

**[enquiries@cameronsstiff.co.uk](mailto:enquiries@cameronsstiff.co.uk)**

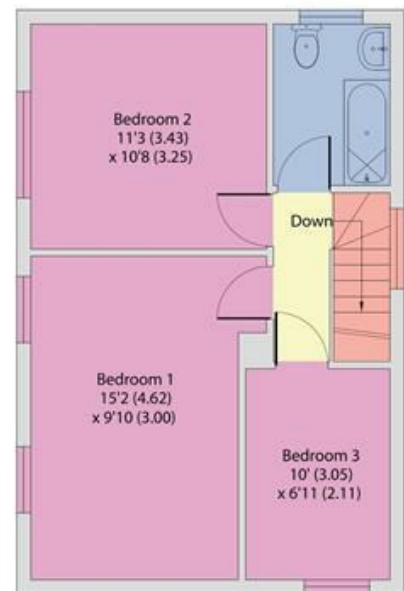
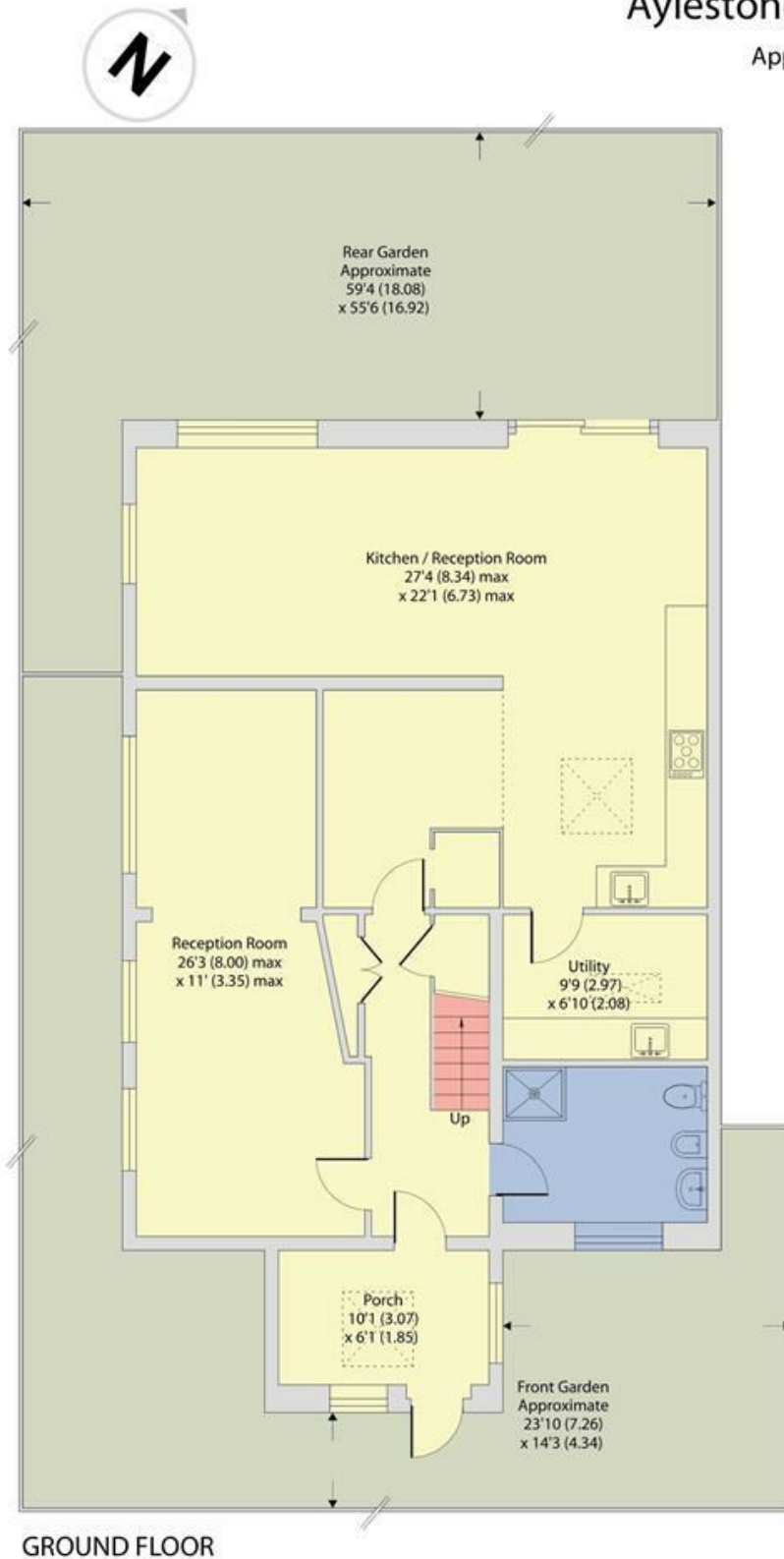
**[cameronsstiff.co.uk](http://cameronsstiff.co.uk)**



## Aylestone Avenue, London, NW6

Approximate Area = 1559 sq ft / 144.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Camerons Stiff & Co. REF: 1206851

© nichecom 2024.

EPC: E  
Ref: 15062295

