



Christchurch Avenue
NW6

FOR SALE
FREEHOLD

£3,950,000

New to the market is this generous sized 6 bedroom property that situated on a large plot of land. You approach this home via large wrought iron gates with entrance intercom that leads to a generous frontage to park several cars. The house is surrounded by trees and an abundance of space allowing an immediate feel of space.







You enter this home via large double doors into the large hallway with a central fireplace and beautiful wooden parquet flooring and three reception rooms leading off it. The sizeable kitchen is abundant in light through the flat roof skylights and has a substantial sized island in the middle. Integrated appliances included within the modern kitchen design, large dining area and seating area completes this open plan/conservatory.

The first floor is reached via the hallway and leads up into a circular hallway with the stand out chandelier playing centre role. There are 6 bedrooms and 3 bathrooms on this floor all offering a generous room sizes with an abundance of storage.



The rear garden is the outstanding feature of this home perfect to sit and enjoy the large open space around you and the mature shrubs and flowers.

Christchurch Avenue is a sought-after residential address, overlooking the green spaces of Tiverton Green and close to a broad range of local amenities in Kensal Rise, Queen's Park, Willesden Green. Transport links include Brondesbury Park (Mildmay - Zone 2), Kensal Rise (Mildmay - Zone 2) and Queen's Park (Bakerloo and Lioness line - Zone 2)

Viewing is recommended.





- 6 bedroom, 3 bathroom detached house in the heart of Queen's Park
- Large circular entrance hall with fireplace and parquet flooring
- Open plan reception room/ kitchen/dining area onto the garden
- Large bedrooms with plenty of storage
- Overlooking the green spaces of Tiverton Green
- Mature, landscaped two tier garden with outbuildings
- Secure gated off street parking for several cars, garage
- Within walking distance to the hugely popular Queen's Park
- Last block double size plot & possibility of rear house construction (subject to planning)
- COUNCIL: Brent H







Christchurch Avenue, London, NW6

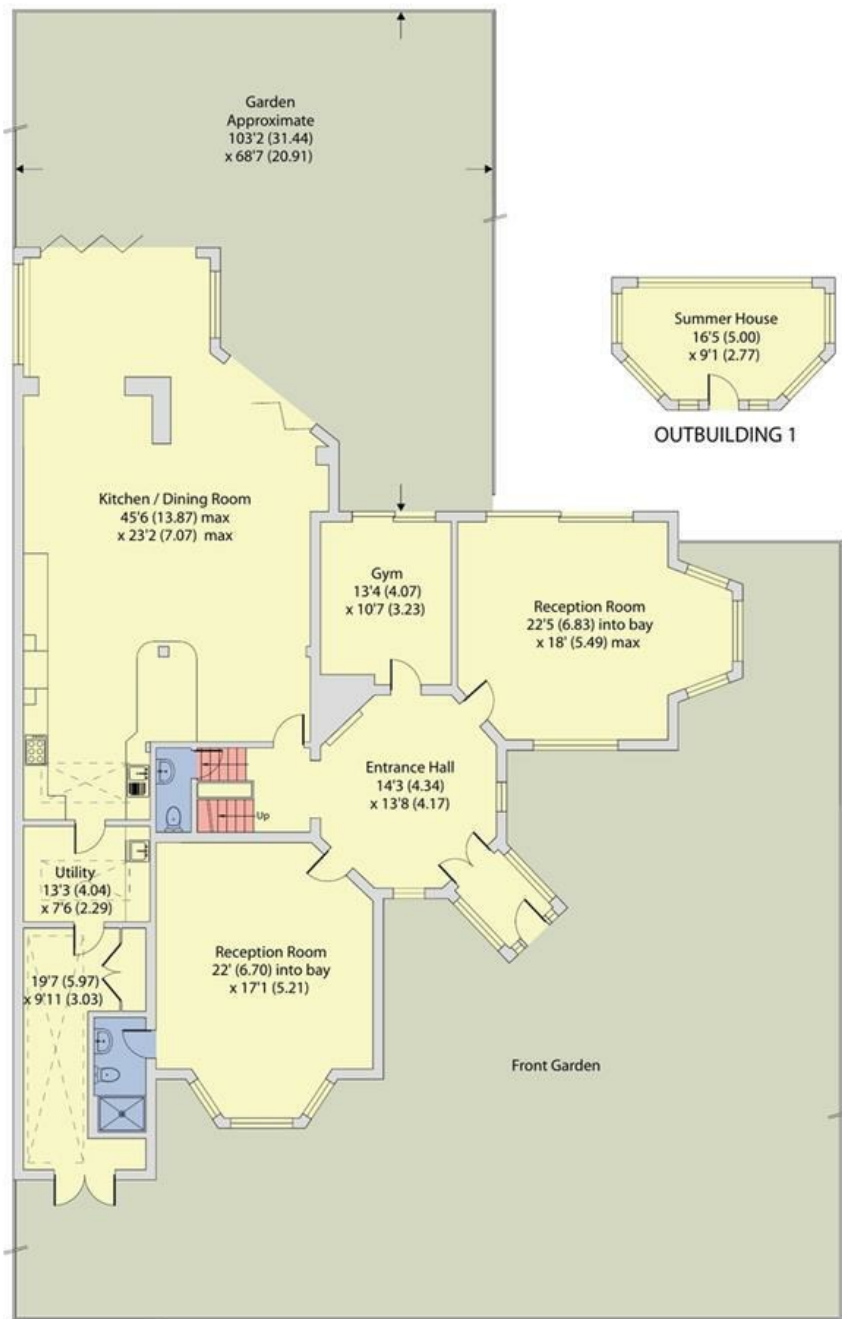
Approximate Area = 4053 sq ft / 376.5 sq m

Garage = 129 sq ft / 11.9 sq m

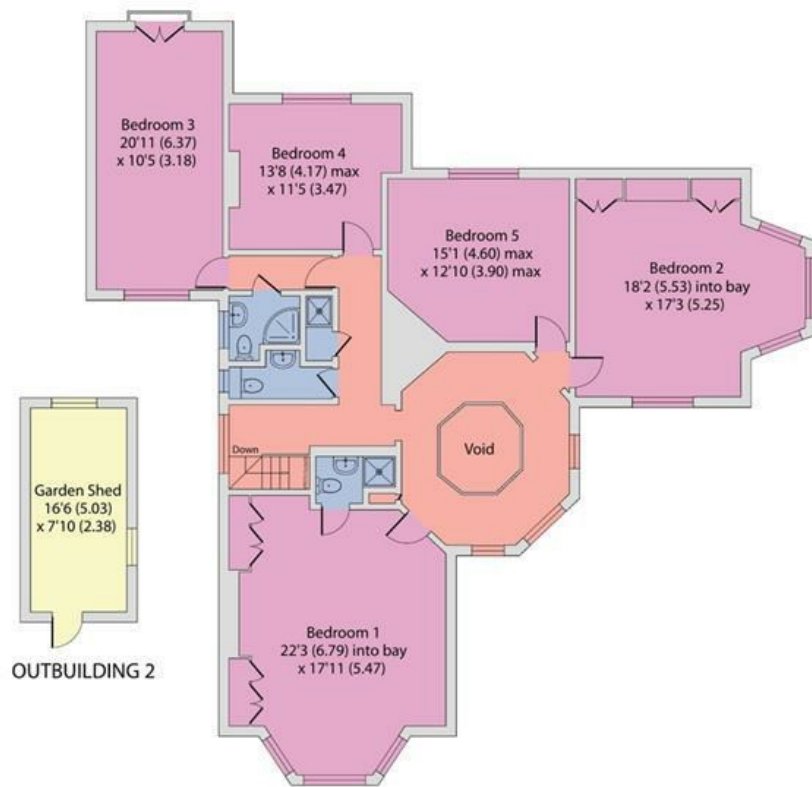
Outbuilding = 133 sq ft / 12.3 sq m

Total = 4315 sq ft / 400.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Approx 4377.00 sq ft

EPC: F

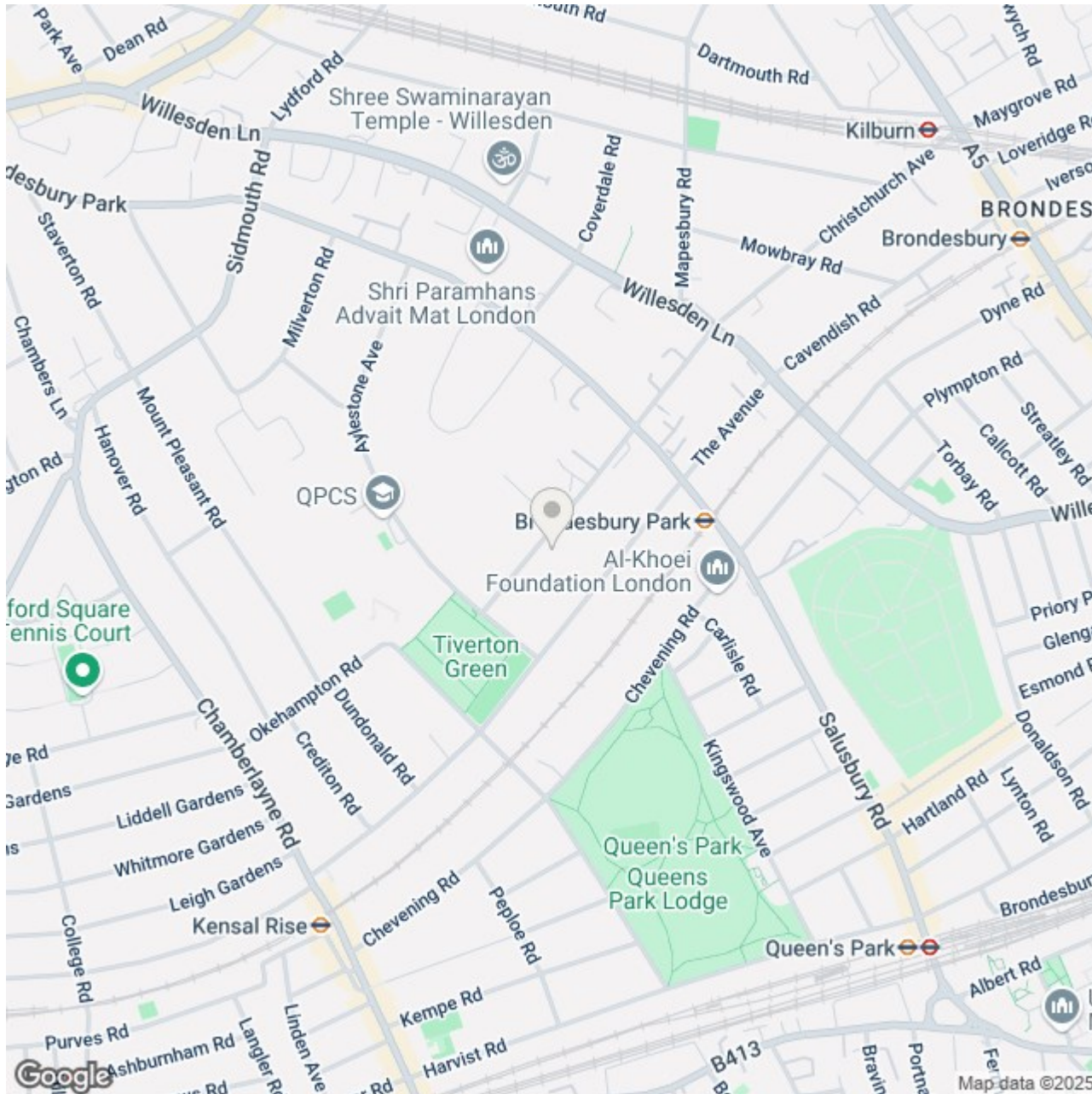
Brent (H)

Ref: 19375471



Location

Christchurch Avenue runs through the Brondesbury Park district, which spans the London Boroughs of Brent and Camden. The avenue is positioned within the NW6 postcode area, placing it in close proximity to both Kilburn and Brondesbury stations. This strategic location offers excellent connectivity to central London and other parts of the city. Christchurch Avenue offers a blend of excellent transport links, diverse housing options, reputable educational institutions, and a vibrant community, making it a highly desirable location in North West London. Queen's Park is on the doorstep ideal for a walk, to seat and enjoy the space to read or enjoy a coffee. There is a small farm, cafe, tennis courts and play area. Heathrow Airport is reached easily via the Heathrow Express from Paddington, City Airport via Jubilee Line and Luton Airport via the Overground. London is on your door step with restaurants, shopping and theatre to enjoy.



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