



**Chelmsford Square, NW10**



2647.00 sq  
ft



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We are delighted to bring to the market For Sale a substantial 1920's six-bedroom semi detached family home, offering a total of 2647 sq ft of internal space. This is a truly unique and rare opportunity to acquire a family home situated in the highly sought-after location of Chelmsford Square overlooking the tennis courts.

The property requires refurbishment but is the ideal opportunity for a discerning purchaser to create a beautiful family home.

The Ground Floor provides a large entrance hallway, two separate reception rooms and an extended kitchen diner. The rear reception and Kitchen Diner opens up onto a very well maintained south facing garden. The First Floor provides access to five bedrooms, a large family bathroom, two of the bedrooms have access to a jack & jill bathroom. The second floor consists of a generous bedroom serviced by a en-suite bathroom.

**£1,750,000 Freehold**



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Chelmsford Square is a quiet treelined location in prime Kensal Rise overlooking four tennis courts, and bordering Queen's Park. Transport links include Kensal Rise (Overground), Kensal Green (Bakerloo-Zone 2 & Overground), Willesden Green (Jubilee-Zone 2) and multiple bus routes.

Early viewing is highly recommended to fully appreciate this beautiful home.





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- 1920's 6 bedroom semi detached family home
- 2647 sq ft of extensive accomadation
- 2 separate reception rooms, one leading to garden patio
- Extended kitchen diner leading to garden patio
- 6 bedrooms over 2 floors
- 3 bathrooms & ground floor WC
- Mature south facing garden
- Garage & off street parking
- COUNCIL: (D)
- Viewing highly recommended



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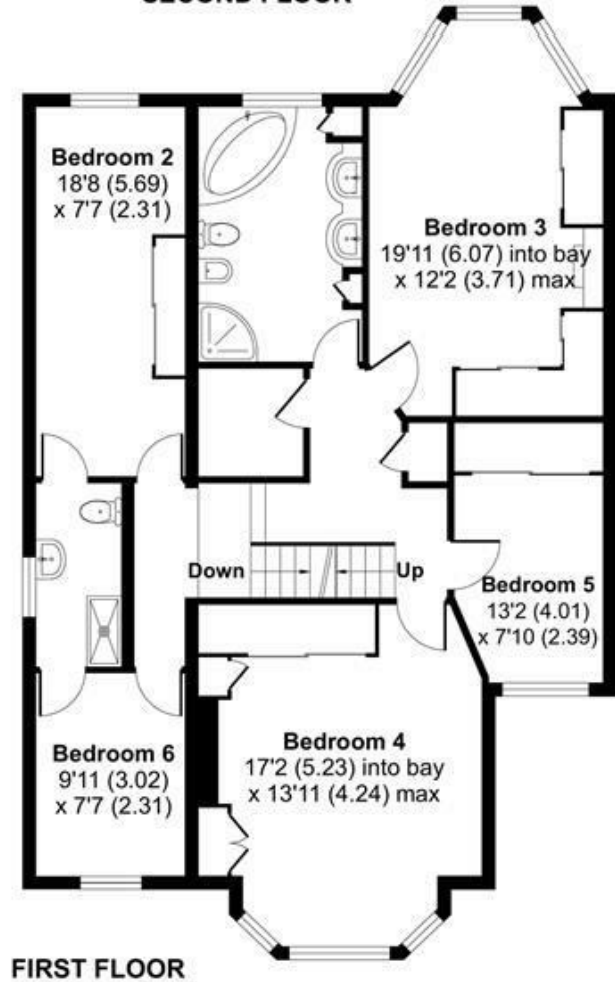
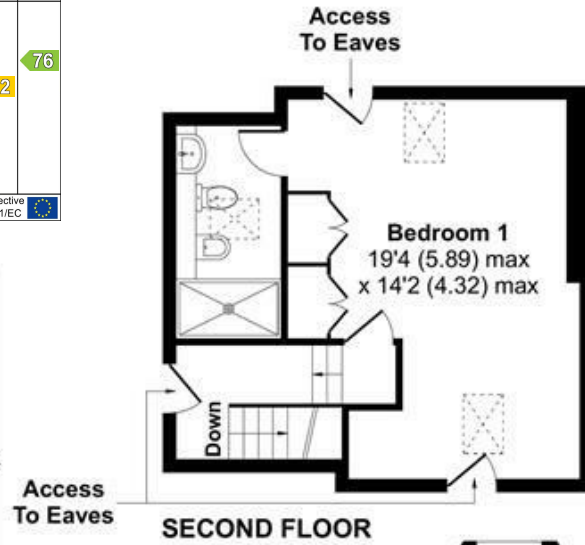
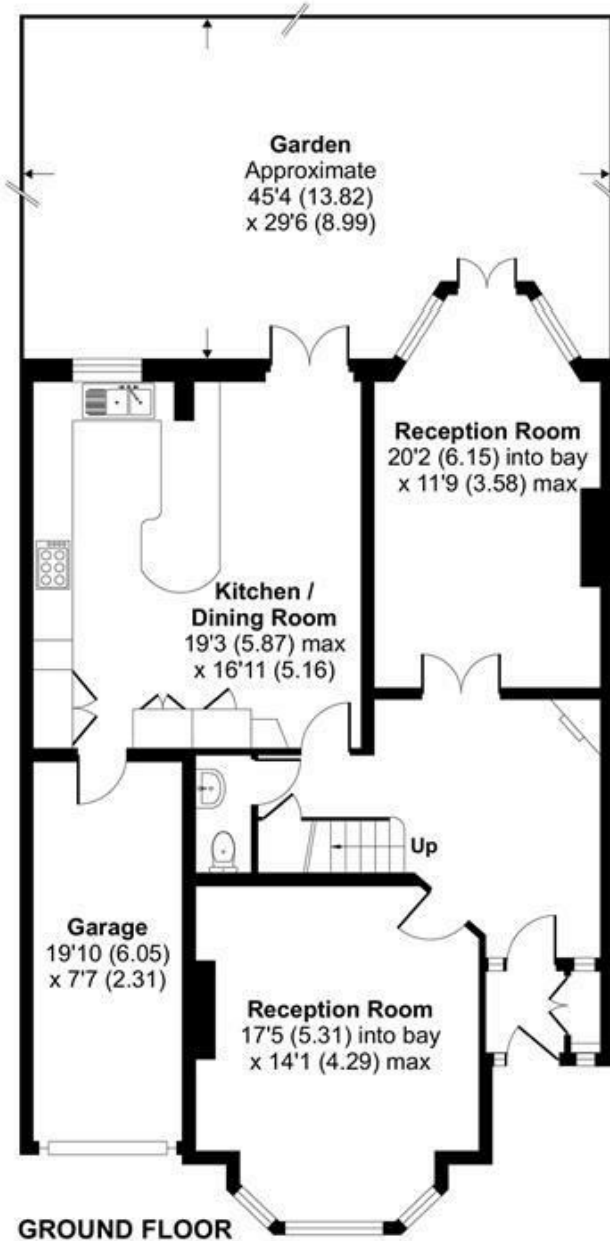
Approximate Area = 2500 sq ft / 232.3 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 2647 sq ft / 245.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Camerons Stiff & Co. REF: 1040299

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