



Blenheim Gardens, London, , NW2 4NT

**Offers In Excess Of
£1,400,000**

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EXCLUSIVE



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Hunters are delighted to present this exceptional duplex ground floor property, offering approximately 1,942 square feet of high-spec internal living space.

Meticulously crafted to suit both sophisticated entertaining and modern family living, the home features three well-proportioned double bedrooms, two bathrooms, an additional cloakroom, a spacious reception room, utility room, study, a rear garden with two bespoke outbuildings, and off-street parking.

High-end specifications include underfloor heating to the first and lower floors, TV recesses, air conditioning throughout, and advanced security features including circuit breakers, and inset LED lighting. The property is sold with a share of the freehold.

Located in the highly sought-after Willesden Green neighbourhood, the property benefits from superb transport links with Willesden Green (0.1 miles away), and excellent bus links on the main road. A number of well-regarded schools and excellent local leisure clubs are also close by, making this an outstanding opportunity for families and professionals alike.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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LOWER GROUND FLOOR

GROUND FLOOR



TOTAL FLOOR AREA : 1942sq.ft. (180.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
020 7431 4777 | Website: www.hunters.com

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