Bryan Maher & Co
ESTATE AGENTS & VALUERS

OPEN 6 DAYS A WEEK
020 8904 8904

188 Preston Road • Wembley • Middlesex • HA9 8PA
email: info@bryanmaher.co.uk • web: www.bryanmaher.co.uk

22 Queens Walk, London, NW9 8ER

A TRULY MAGNIFICENT FIVE BEDROOM, THREE BATHROOM, TRIPLE FRONTED FAMILY HOME We are absolutely delighted to bring to the market this stunning property located on one of the finest roads in the entire area and within close proximity to the French International Lycee' along with Fryent Country Park, offering you easy access to enjoy open spaces for children to play, along with quiet tranquil woodland walks and stunning panoramic views. Unique properties of this nature rarely become available, so an early viewing is strongly advised to avoid disappointment.
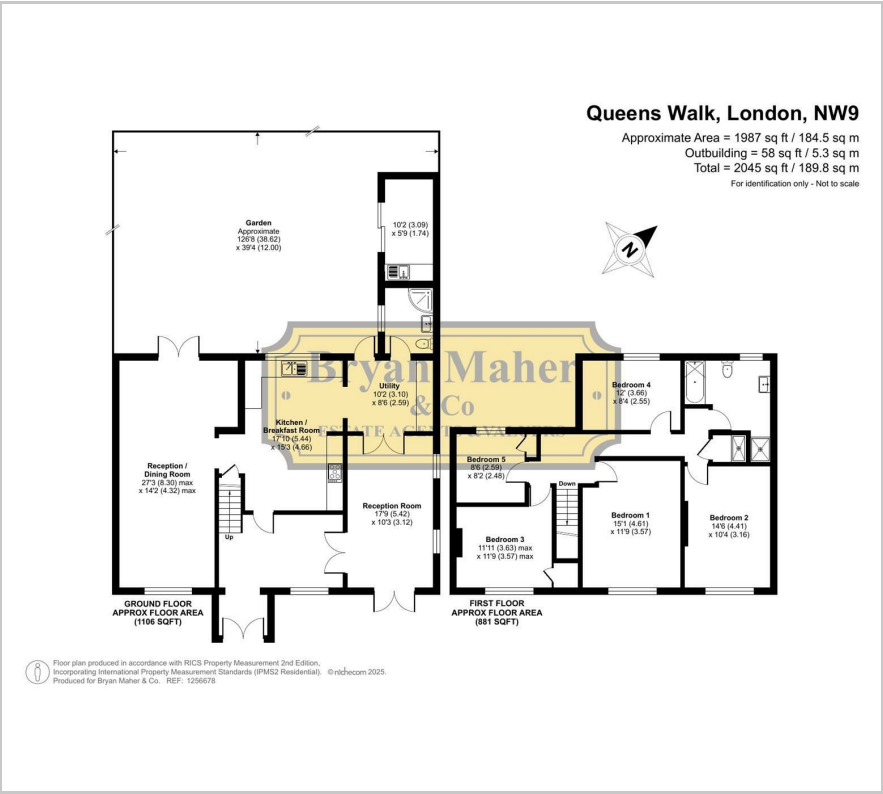
Internally, the property briefly comprises of an enclosed porch leading to a large inner hallway, a beautiful kitchen/dining room, a large separate utility area, a through lounge, an additional reception room, a downstairs shower room, five first floor bedrooms with a family bathroom and a separate shower room.

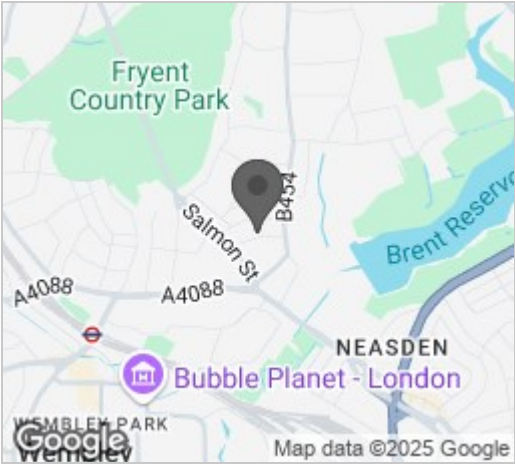Externally, the front drive provides ample off street parking and there is a huge garden to the rear.

- MAGNIFICENT FIVE BEDROOM FAMILY HOME
- THREE BATHROOMS
- BEAUTIFUL KITCHEN / DINING ROOM
- LARGE SEPARATE UTILITY ROOM
- SPACIOUS THROUGH LOUNGE
- ADDITIONAL RECEPTION ROOM
- HUGE REAR GARDEN
- AMPLE OFF STREET PARKING
- HIGHLY SOUGHT AFTER LOCATION
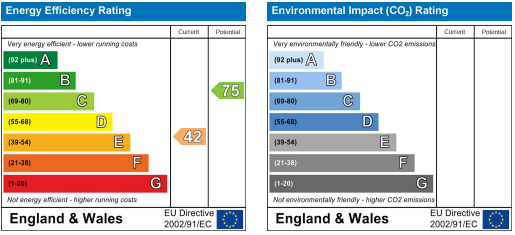- WALKING DISTANCE TO THE FRENCH INTERNATIONAL LYCEE'

£999,950

Floor Plan

Queens Walk, London, NW9

Approximate Area = 1987 sq ft / 184.5 sq m
Outbuilding = 58 sq ft / 5.3 sq m
Total = 2045 sq ft / 189.8 sq m
For identification only - Not to scale

Garden
Approximate
126'8 (38.62)
x 39'4 (12.00)

10'2 (3.09)
x 5'9 (1.74)

Bryan Maher
& Co

Bedroom 4
12' (3.66)
x 8'4 (2.55)

Utility
10'2 (3.10)
x 8'6 (2.59)

Kitchen /
Breakfast Room
17'10 (5.44)
x 15'3 (4.66)

Reception /
Dining Room
27'3 (8.30)
x 14'2 (4.32) max

Reception Room
17'9 (5.42)
x 10'3 (3.12)

Bedroom 5
8'6 (2.59)
x 8'2 (2.48)

Down

Bedroom 3
11'11 (3.63) max
x 11'9 (3.57) max

Bedroom 1
15'1 (4.61)
x 11'9 (3.57)

Bedroom 2
14'6 (4.41)
x 10'4 (3.16)

Up

GROUND FLOOR
APPROX FLOOR AREA
(1106 SQFT)

FIRST FLOOR
APPROX FLOOR AREA
(881 SQFT)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Bryan Maher & Co. REF: 1256678

Area Map

Fryent Country Park

Salmon St

B454

Brent Reservoir

A4088 A4088

NEASDEN

Bubble Planet - London

WEMBLEY PARK
Wembley

Map data ©2025 Google

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.