



Douglas Road,  
Queens Park. NW6 7RP



£1,750,000



Fully extended and meticulously presented five-bedroom/two-bathroom family home situated on a quiet residential road. The ground floor boasts a double reception room with a bay window, utility room/WC & extended kitchen/diner opening onto a well-manicured west-facing rear garden. The first floor comprises of three double bedrooms and a family bathroom/WC. The loft has been converted and forms a double bedroom with en-suite shower room & the added benefit of a fifth bedroom in the mansard extension.

- Beautifully presented five bedroom Victorian terrace
- 1782 Sq ft house
- Close to shops and transport
- Open-plan kitchen/dinner
- Utility Room
- South West facing garden





## 6 Douglas Road

London, London

Douglas Road is situated close to Lonsdale Road as well as the delights of Salusbury Road and its wide selection of coffee houses, bakeries, delis and numerous transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

## Douglas Road, NW6

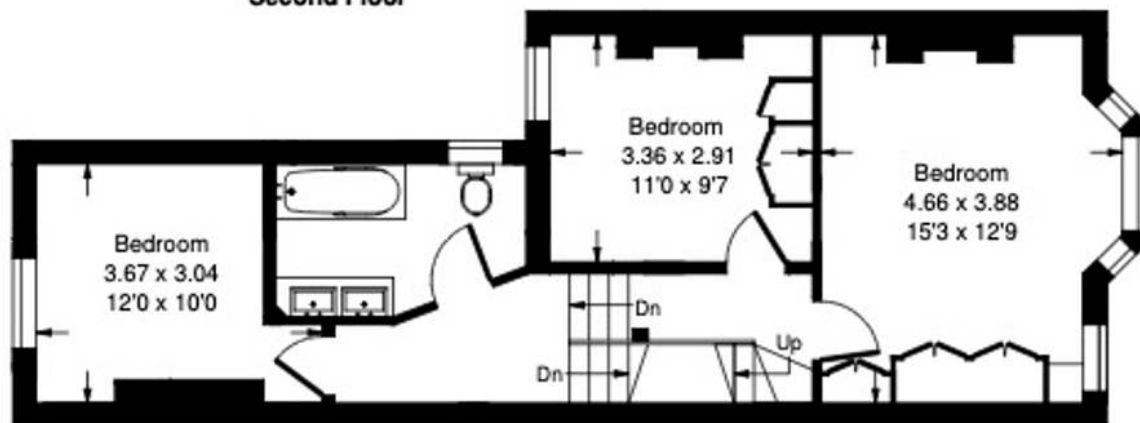
Approx. Gross Internal Area = 155.9 sq m / 1678 sq ft  
Eaves Storage = 9.7 sq m / 104 sq ft  
Total = 165.6 sq m / 1782 sq ft



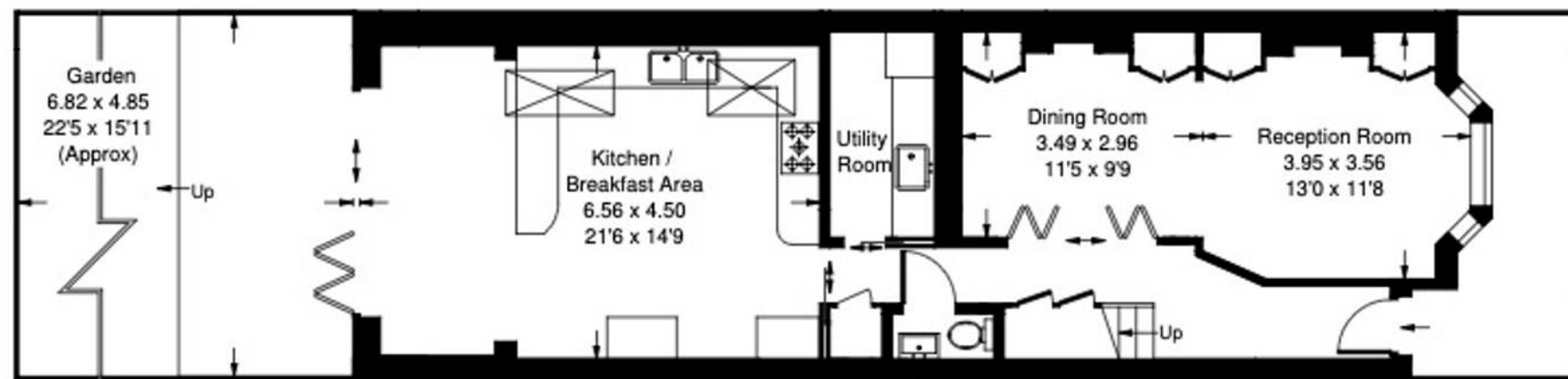
Second Floor



- Reduced headroom below 1.5 m / 5'0"



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.



## Rigby & Marchant

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