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Dyne Road, NW6



NOW AVAILABLE FOR SALE is this well presented 6 bedroom semi detached Victorian property situated on this quiet residential road in the heart of Brondesbury. The property offers in excess of 2422 sq ft of internal accommodation arranged over four floors. This property is the perfect opportunity for a purchaser to modernise to their own discerning taste.

The bright property is currently laid out as two flats but is held on one Freehold title and is being sold as such. The house itself is barely separated and reinstating it back into one unit should be sought through the Council if required. There is a large undeveloped side return and utilising this area (SSTP) would make possible a complete reconfiguration of the Ground Floor to create an expansive open plan living/entertainment space. The Ground Floor offers two bedrooms, a reception, kitchen and a bathroom.

£1,500,000 Freehold

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The First Floor comprises of two double bedrooms and a third bedroom/study, all of which are serviced by a bathroom at the rear of the property with a separate WC. The Second Floor has one bedroom, one reception and a kitchen/study area, there is a further bedroom located on the Third Floor.

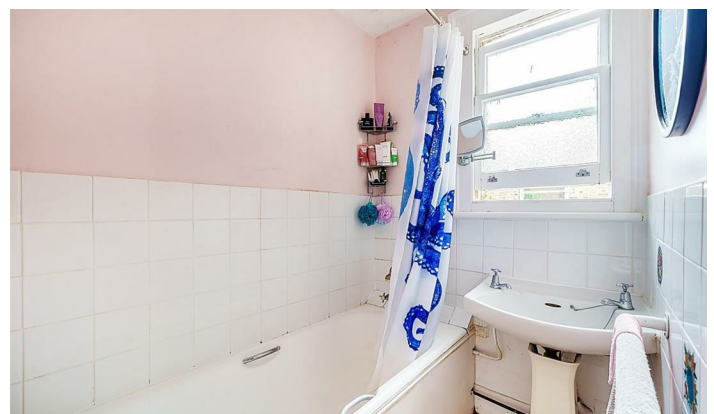


Dyne Road is located in a convenient position close to Kilburn (Jubilee- Zone 2) and Brondesbury and Brondesbury Park (Overground). The walking culture includes The Kiln Theatre and Cinema and the Queens Park design district. Viewing is highly recommended.



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- A well presented six bedroom semi detached Victorian property
- Offering 2422 sq ft of internal and external accommodation arranged over four floors
- Situated on a quiet residential road in the heart of Brondesbury
- Perfect opportunity to modernise to purchasers own taste
- Currently laid out as two flats- held on one Freehold title
- Ground Floor: two bedrooms, reception, kitchen and bathroom
- First Floor: three bedrooms serviced by a family bathroom
- Second Floor: One bedroom, reception and a kitchen
- Transport links; Kilburn (Jubilee-Zone 2) and Brondesbury (Overground)
- Council tax: Brent (D). EPC- E

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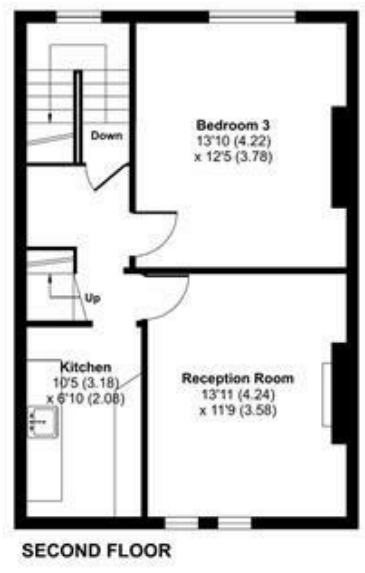
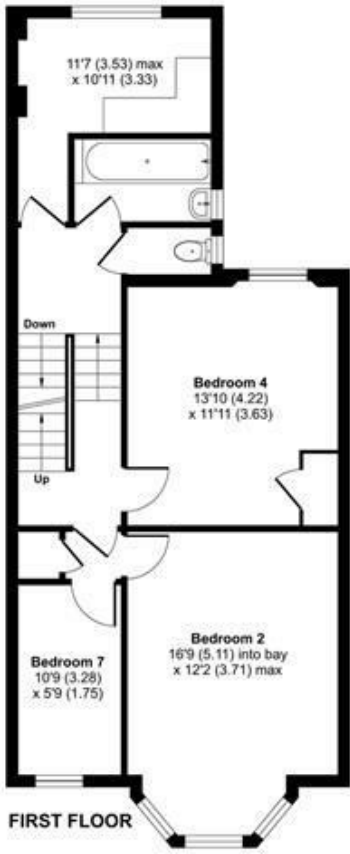
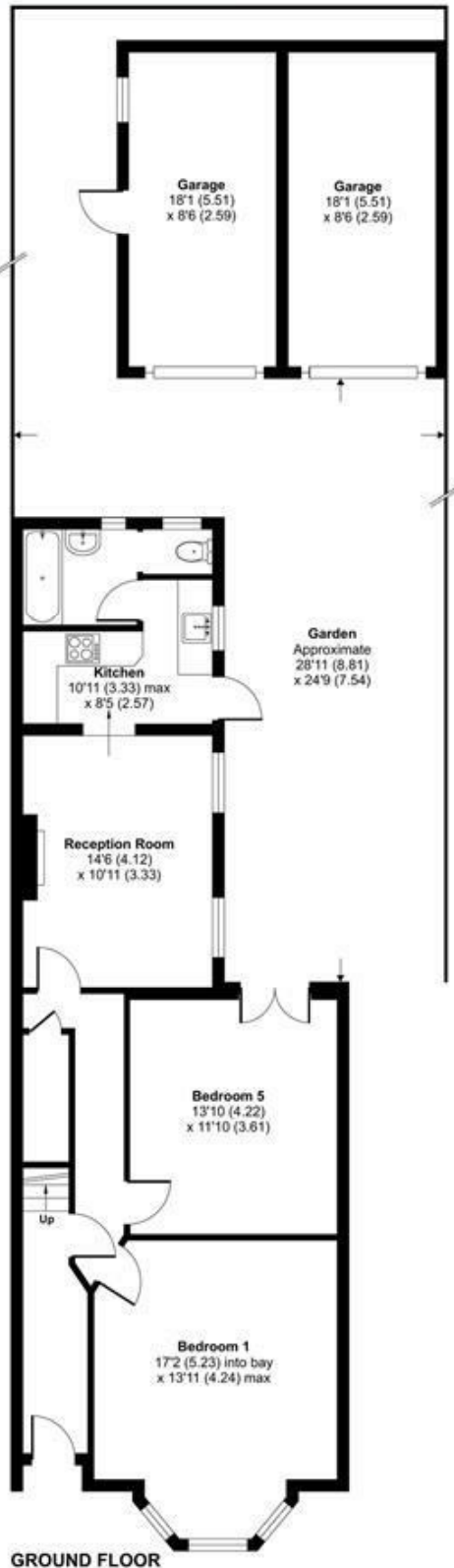
Approximate Area = 2114 sq ft / 196.3 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 2422 sq ft / 224.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
<small>See energy efficient - lower running costs</small>			
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-20	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		51	79
		<small>EU Directive 2002/91/EC</small>	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Camerons Stiff & Co. REF: 1004153

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