



£1,999,950 Freehold



3



1



1



1250.00  
sq ft



F



FOR SALE is this Victorian terraced house that has been tastefully decorated to accommodate a three-bedroom property.

Offering 1250 sq ft of well-designed living space, the property boasts a light-filled open-plan reception/dining area with bay-front windows, a feature fireplace, high ceilings and elegant cornicing. A well-designed WC with a shower is located beneath the stairs. The open-plan kitchen/breakfast area are to the rear of the house, providing ample natural light throughout the day. Double doors lead to a charming 35 sq ft south-facing garden.

The First Floor compromises of three double bedrooms, the main family bathroom, and a separate WC which provides generous space for family members and guests, making this house your perfect sanctuary.

Located in a highly sought-after area, Honiton Road is in close proximity to local amenities such as bistros, cafes and restaurants of Salusbury Road and the green spaces of Queen's Park. Transport includes Queens Park Bakerloo & Overground station (Zone 2) and Brondesbury Park Overground station (Zone 2).















- Elegant 3 bedroom Victorian terraced house
- 1250 sq ft of well-designed living space
- Bay fronted double reception/dining room
- Open-plan kitchen/breakfast room leading to garden
- 2 bathrooms & separate WC
- Mature 35 sq ft south facing garden
- Close to Salusbury Road and the green spaces of Queen's Park
- Multiple transport links including Bakerloo, Overground and Jubilee Line
- COUNCIL: Brent (F)
- Viewing is highly recommended.







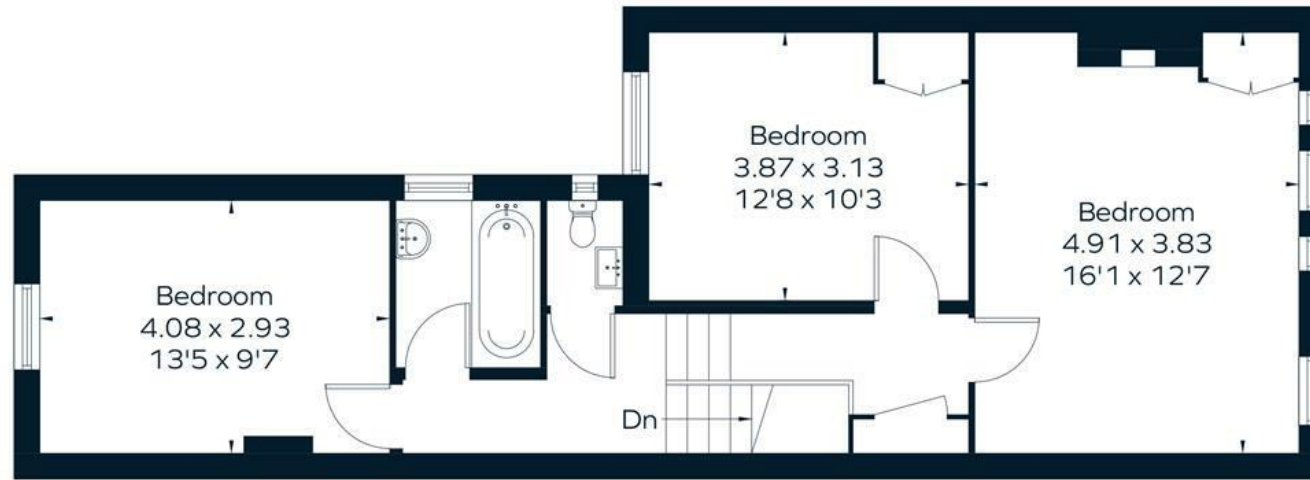




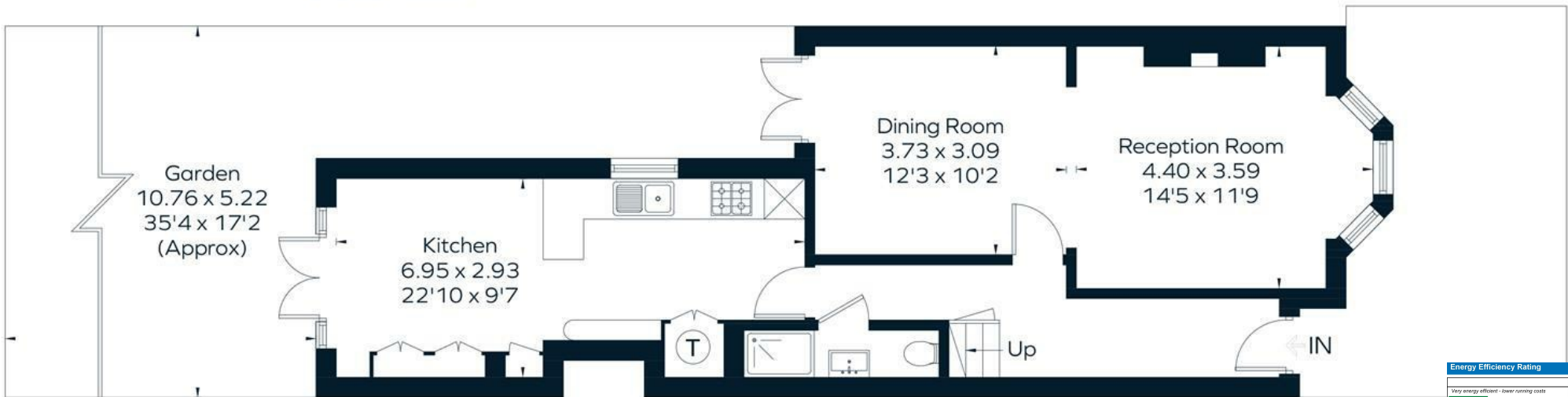
Approximate Area = 116.1 sq m / 1250 sq ft

**CAMERONS  
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First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

fourwalls-group.com 59705

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-110kWh/m <sup>2</sup> A			
81-101kWh/m <sup>2</sup> B			83
61-80kWh/m <sup>2</sup> C			
41-60kWh/m <sup>2</sup> D			
21-40kWh/m <sup>2</sup> E			43
11-20kWh/m <sup>2</sup> F			
1-10kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Honiton Road, NW6

