



Charteris Road
NW6

FOR SALE
FREEHOLD

£1,499,950

A meticulously considered five bedroom terraced Victorian house offering a total of 1,583 sq ft. Situated in a commanding position on a no-thru traffic road moments from the centre of Queen's Park, the property offers a rare opportunity to acquire a thoughtfully designed family home in a truly enviable and sought after location.







Upon entering, it becomes apparent that the current owners have undertaken a stringent interior and architectural design process that has resulted in an aesthetic that's contemporary in scope yet sympathetic to the property's original character. The house has a distinctly warm feel; original Victorian architectural features are accented by gorgeous earthy hues to create a truly wonderful space.

The house boasts a pragmatic and family-orientated arrangement that maximises the available square footage absolutely. To the right of the entrance hallway, there is a sizeable reception room that's abundant in natural light throughout the day. There is a spacious kitchen/breakfast room at the rear through which a quiet low-maintenance garden is



accessed. The kitchen has been fitted to a high specification, with new cupboards and granite surfaces recently installed.

The First Floor offers three large bedrooms, all of which are serviced by a family shower room at the rear. The Second Floor loft conversion was completed by the current owners in May 2023 and offers two further bedrooms (one en-suite). There is also an abundance of eaves storage on this floor. It's worth highlighting that a new boiler and hot water tank were installed at the same time as the loft conversion work.

Please note that original architectural drawings of the loft conversion and a full specification sheet are available upon request.





- Beautiful 5 bedroom Victorian terraced house
- 1,583 sq ft of stunning accommodation over 3 floors
- Blend of modern & original features throughout
- Bay fronted reception room with hard wooden flooring
- Spacious kitchen/breakfast room leading onto 32 ft garden/patio
- Loft bedroom with en-suite 3 piece shower room
- 4 large bedrooms serviced by a family bathroom
- Walking distance to Lonsdale Road & Salisbury Road
- Excellent transport links into Central London & The City
- COUNCIL: Brent (E)







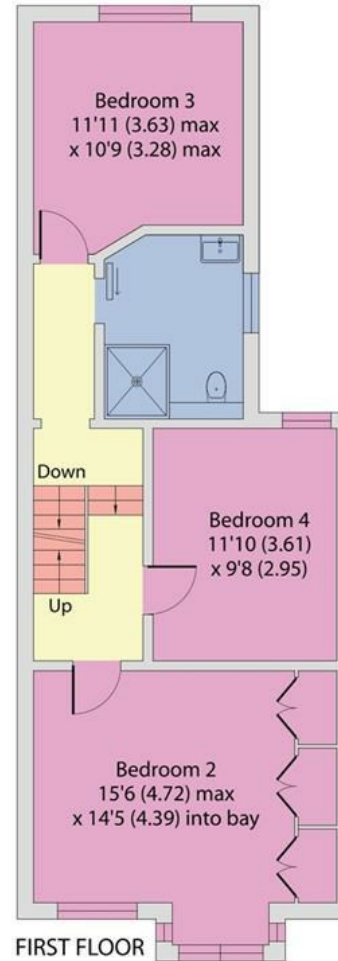
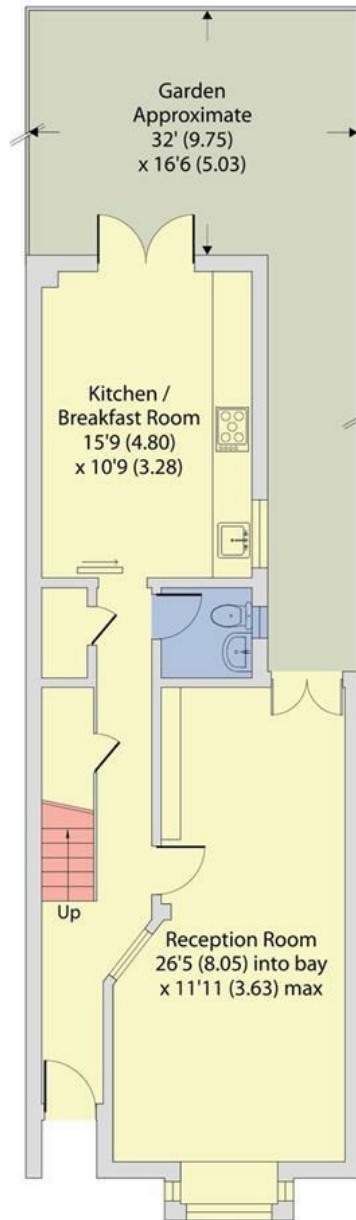
Charteris Road, London, NW6

Approximate Internal Area = 1583 sq ft / 147.1 sq m

Limited Use Area(s) = 113 sq ft / 10.5 sq m

Total = 1696 sq ft / 157.6 sq m

For identification only - Not to scale



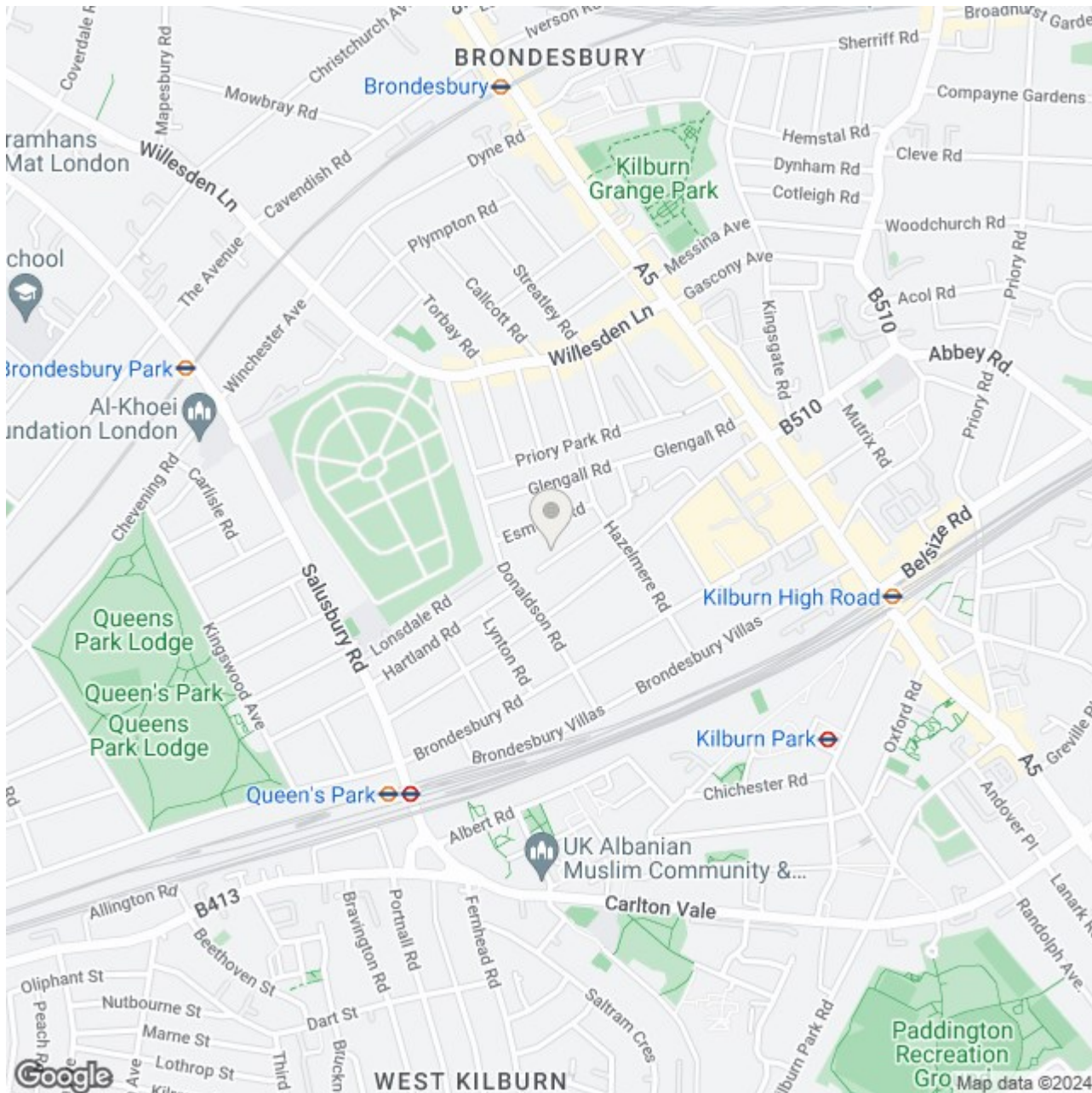
Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Camerons Stiff & Co. REF: 1104530

Location

Charteris Road is a quiet and secluded residential road just East of Queen's Park. The amenities of Queen's Park and Kensal Rise are close by, as is the Charteris Sports Centre. Local transport links include Queen's Park (Bakerloo & Overground). Viewing is highly recommended.



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