



Burton Road
NW6

FOR SALE
FREEHOLD

£1,999,950

For Sale is this substantial and imposing Victorian terraced property, offering in excess of 2,773 sq ft of internal living accommodation that is enviably located within the Brondesbury Conservation Area, just East of Queen's Park.







Blending contemporary design with original Victorian architectural features, the Ground Floor comprises of two predominant living areas: a sizeable open-plan 17 ft double reception to the front offering fitted storage, wooden flooring and feature working gas fireplaces. To the rear is a 20 ft extended kitchen/diner includes contemporary modern units, a large island, a breakfast area including a walk in larder as well as a double width pantry with a dining area in the side return. To the rear is a 38 ft mature South-facing garden with a host of mature, flowering plants and climbers, including a magnificent spring-blooming wisteria, covering the pergola.

The First Floor has two bedrooms: a generous principal suite with en-suite bathroom/dressing room and



stand-alone bathtub, plus a rear bedroom served by a family shower room. The Second Floor features two further bedrooms and a 23.5 ft roof terrace accessed from the landing in between the First and Second Floor. The Third Floor provides an additional double bedroom with en-suite shower. Additional benefits include a Ground Floor cloakroom and large coat cupboard, a 24 ft cellar, housing a laundry room, a huge butler's sink with shower hose (designed for washing muddy dogs!) and copious storage.

Viewing is highly recommended.





- Contemporary Victorian terraced house with original features
- 5 bedrooms, 4 bathrooms across 3 floors
- Large open plan 17 ft reception room
- 2,773 sq ft of internal living accommodation enviably located East of Queen's Park
- 20 ft extended rear kitchen/ dining area with electronic security shutter garden doors
- 38 ft mature South facing rear garden and a 23.5 ft roof terrace over looking Queen's Park
- Excellent transport link into Central London via Queens Park, Brondesbury and Kilburn
- A fantastic opportunity to acquire a spacious family home.
- COUNCIL: Brent (G)







Burton Road, London, NW6

Approximate Area = 2773 sq ft / 257.6 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Total = 2845 sq ft / 264.2 sq m

For identification only - Not to scale

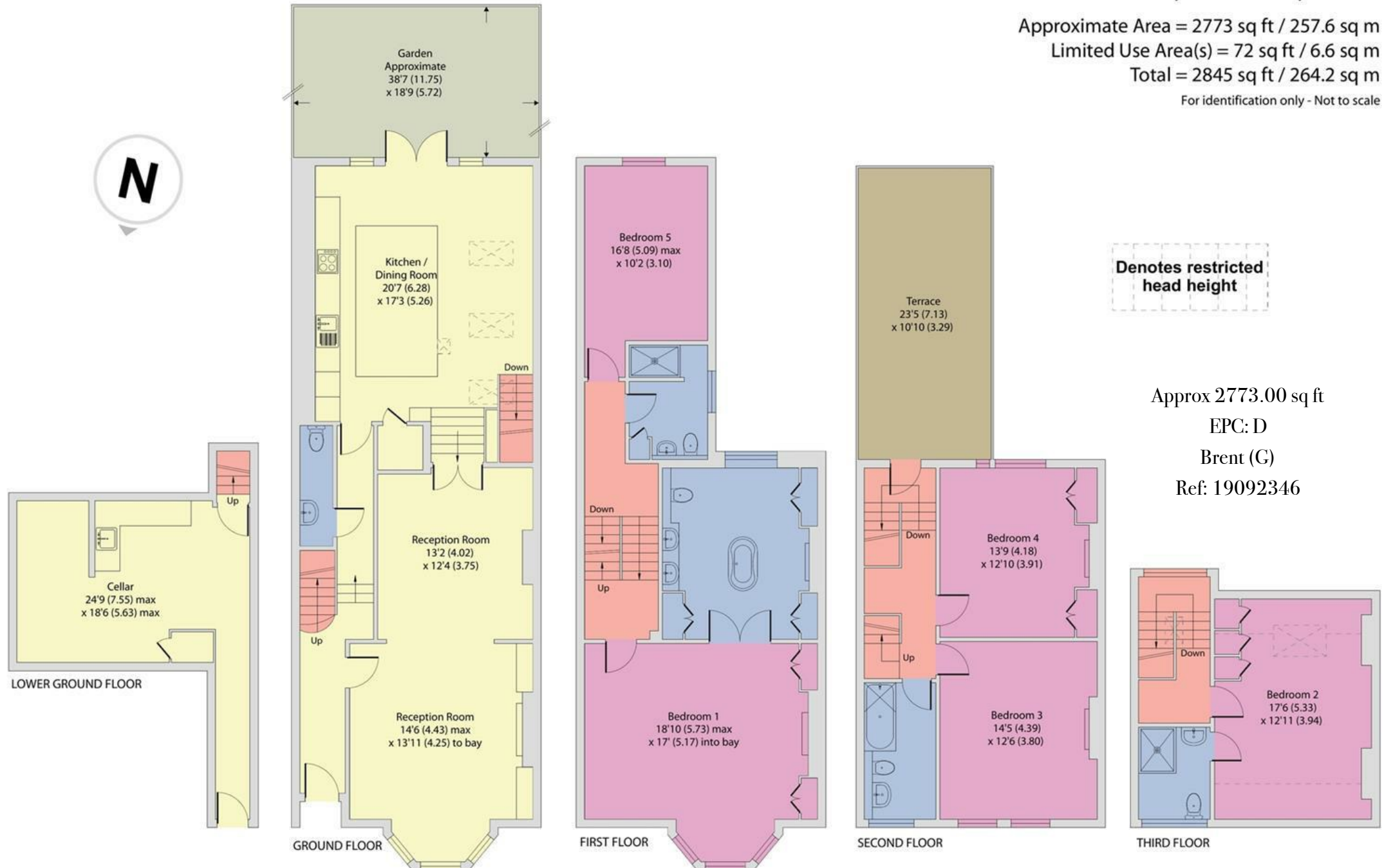
Denotes restricted
head height

Approx 2773.00 sq ft

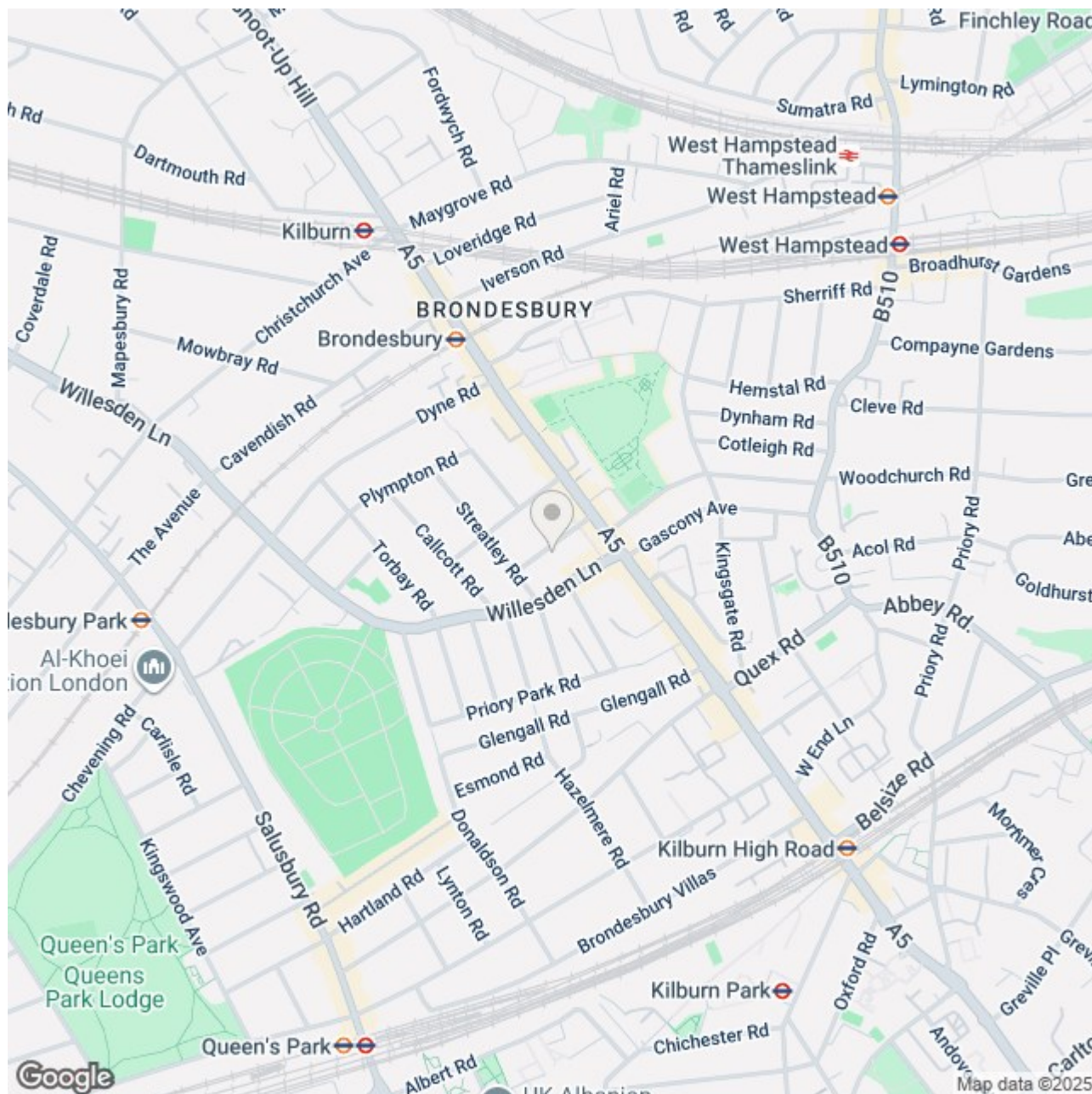
EPC: D

Brent (G)

Ref: 19092346



Location



This desirable location set within the Brondesbury Conservation Area, combines excellent transport links with a vibrant local scene. Just a short stroll brings you to both Queen's Park (Bakerloo and Lioness Zone 2), Kilburn (Jubilee Zone 2) and Brondesbury (Mildmay Zone 2) ensuring swift and easy connections to central London. Step outside and discover an array of local treasures – from independent cafés and artisan delis to welcoming pubs and diverse restaurants, offering something to suit every taste and occasion. Kilburn Grange Park is a short stroll away featuring tennis courts. With its sweeping views, tree-lined paths, and open lawns, it's an idyllic setting for weekend picnics, evening walks, or simply unwinding in nature.

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EST. 1982

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