



Sidmouth Road
NW2

FOR SALE
FREEHOLD

£2,650,000

This substantial semi detached home in the heart of Brondesbury Park offers nearly 3,600 sq ft of well designed living space across Two Floors. Designed by Stiff and Trevillion, the property has been fully renovated with high quality fixtures and fittings, creating a truly exceptional family home.







Upon entry, an impressive hallway welcomes you, leading to a series of thoughtfully designed spaces. At the front, a warm and inviting reception room is anchored by an original fireplace and a charming bay window, perfect for quiet evenings.

At the rear, a fully extended kitchen and dining space is fitted with two Gaggenau ovens, a Sub-Zero fridge/freezer, a wine cooler and marble countertops. The dining area sits beside sliding doors that open onto 105 ft West-facing garden. A snug area and second reception room, complete with a wood burner, provide additional living space. The house also benefits from a large front garden with off-street parking for multiple cars and a garage with access back into the house through a utility room.



Upstairs there are Four generous double bedrooms and three bathrooms including a principal suite with an en-suite featuring a Water Monopoly bath. Two further en-suite bathrooms ensure flexibility for family living. The property comes with plan permission for a large home office or self-contained annexe and a substantial loft conversion offering scope to further extend the living space.

Planning permission has also been granted for another bedroom, bathroom and living space in the loft. Stiff & Trevillion have also designed a garden studio of just under 600 sq ft.

Early viewing is highly recommended.





- Semi detached home in the heart of Brondesbury Park offers nearly 3,600 sq ft of well designed space
- Fully renovated with high quality fixtures and fittings, creating a truly exceptional family home.
- 4 double bedrooms, 3 bathrooms, 3 reception rooms
- Full extended stylish kitchen/dining room with Gaggenau appliances
- Stylish and comfortable sitting room offering a family chill area
- Abundance of light filled rooms throughout the property
- Principle bedroom to the front of the house with elegant bathroom en-suite and plenty of storage
- 3 double bedrooms with 2 en-suite bathrooms/shower room
- 104 ft rear garden with wrap around leading to study
- Convenient location close to good schools and excellent transport links into London









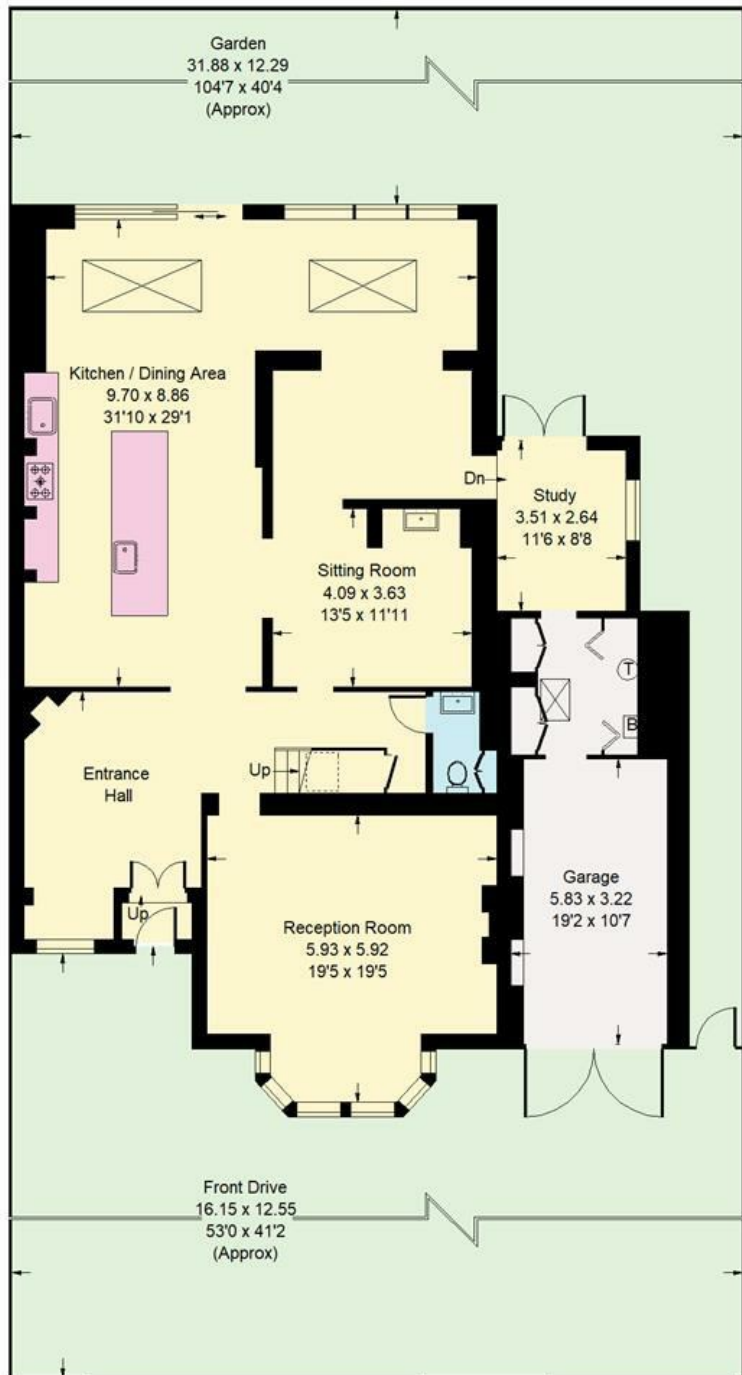


Sidmouth Road, NW2

Approx. Gross Internal Area = 307.2 sq m / 3307 sq ft
 Loft = 113.3 sq m / 1219 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 438.2 sq m / 4716 sq ft



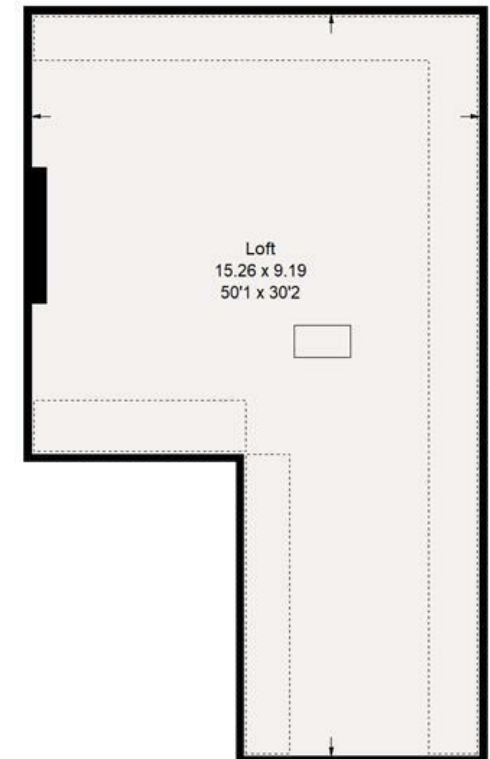
 = Reduced headroom
 below 1.5 m / 5'0"



Ground Floor



First Floor



Loft

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.

Approx 4832.00 sq ft

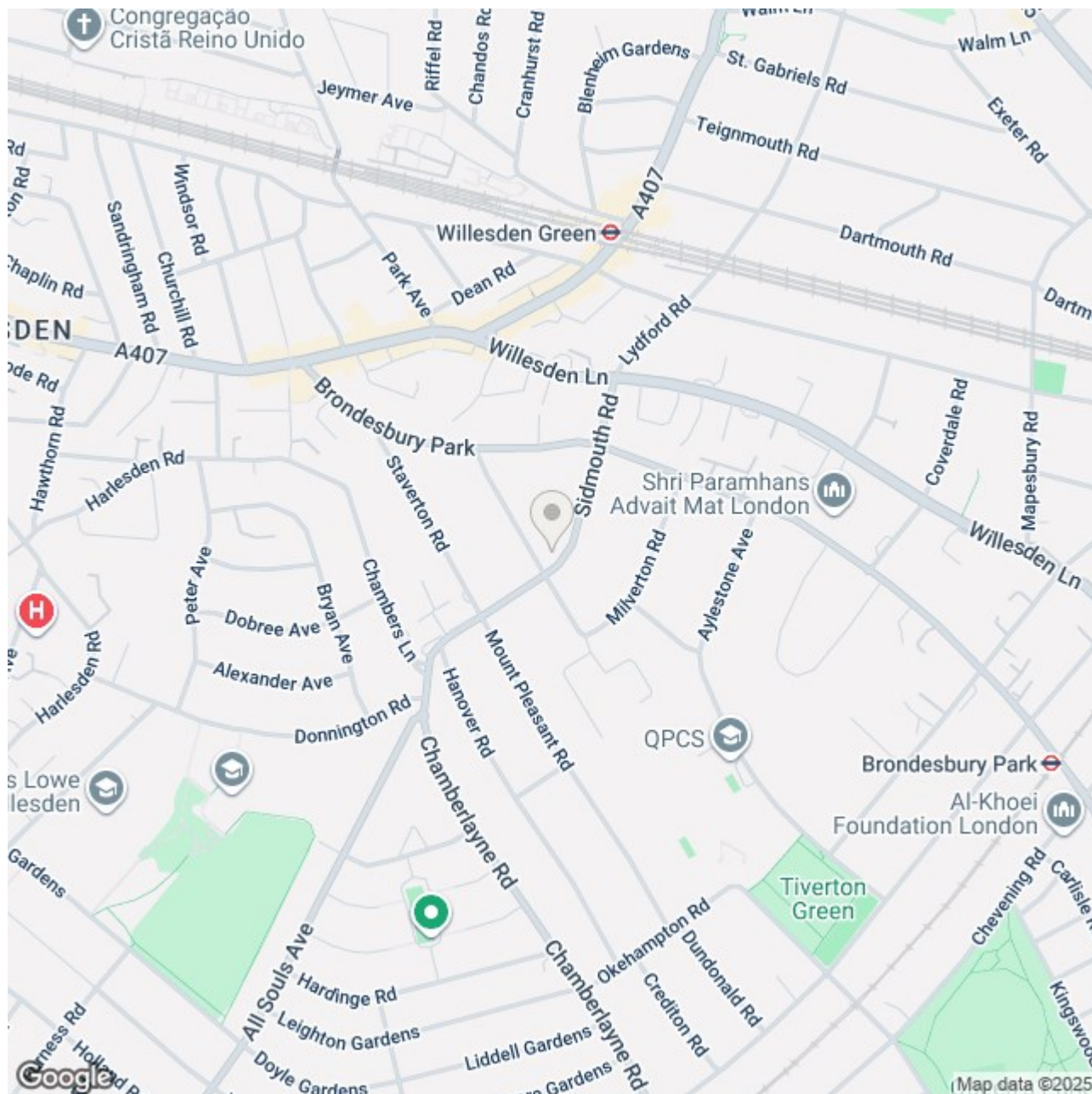
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Location

Tucked away in the sought-after enclave of Brondesbury Park, Sidmouth Road, NW2 offers the perfect blend of peaceful residential living and vibrant urban connectivity. This leafy, tree-lined street is moments from the area's best-loved amenities, making it an ideal location for families, professionals, and anyone seeking a well-rounded London lifestyle. Green spaces are plentiful, with the beautifully landscaped Queen's Park just a short stroll away. Here you'll find tennis courts, a café, a children's zoo, and open lawns ideal for picnics and play. Also nearby is Gladstone Park, known for its rolling greenery and panoramic views across the city—perfect for morning runs or weekend walks. Foodies and culture-lovers are spoilt for choice. A short distance from the thriving hubs of Kensal Rise, Queen's Park, and Willesden Green, the area boasts a wide range of independent restaurants, artisan cafés, and characterful pubs. Local highlights include The Salusbury, Wolfpack, and the much-loved Lexi Cinema—an independent picture house offering everything from new releases to curated indie films.



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EST. 1982

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