

MILVERTON ROAD — NW6

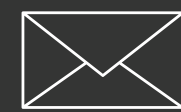


Asking Price £3,300,000

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se·rene /sə'ren/
adjective

Calm, peaceful and untroubled; not affected by disturbance



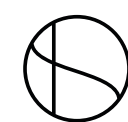
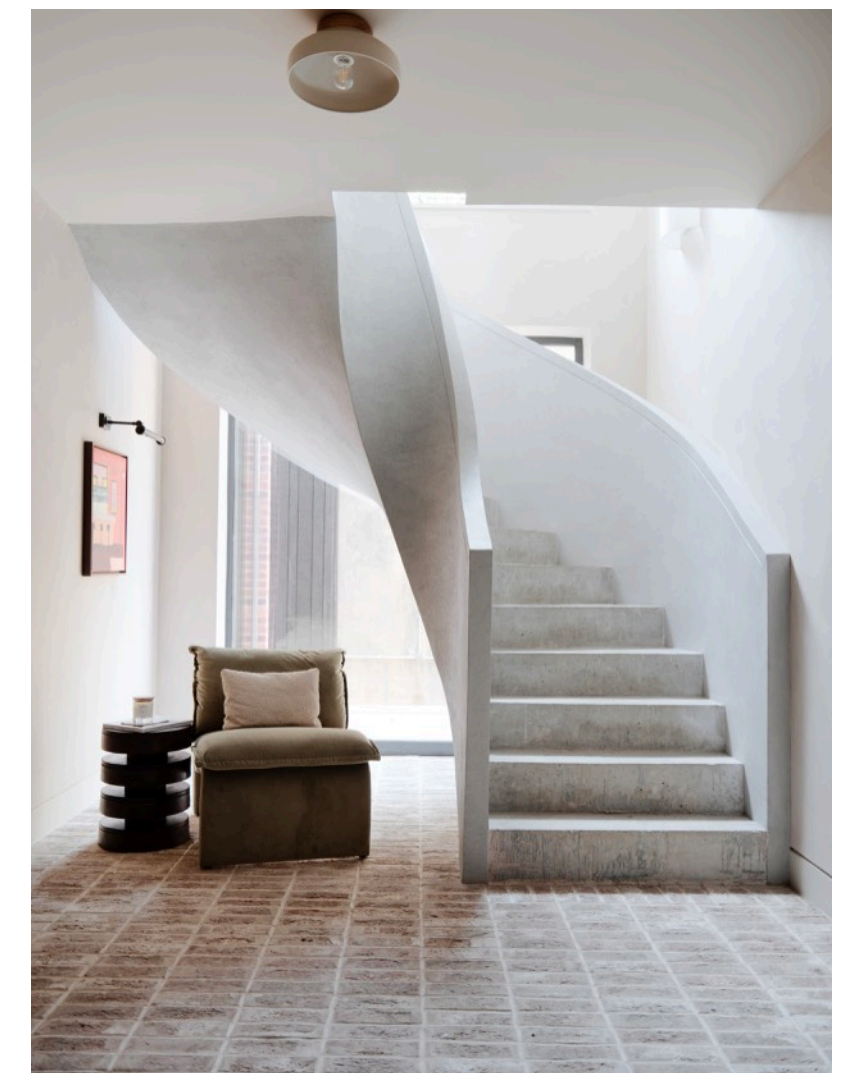
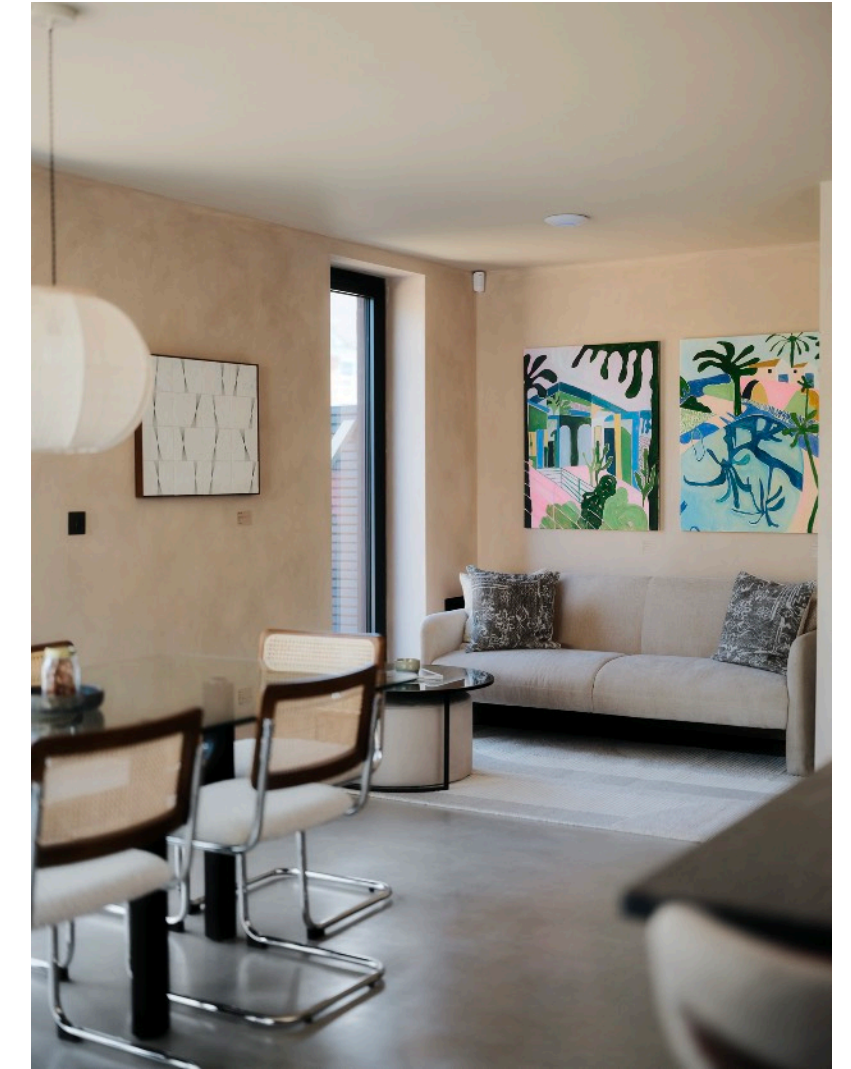
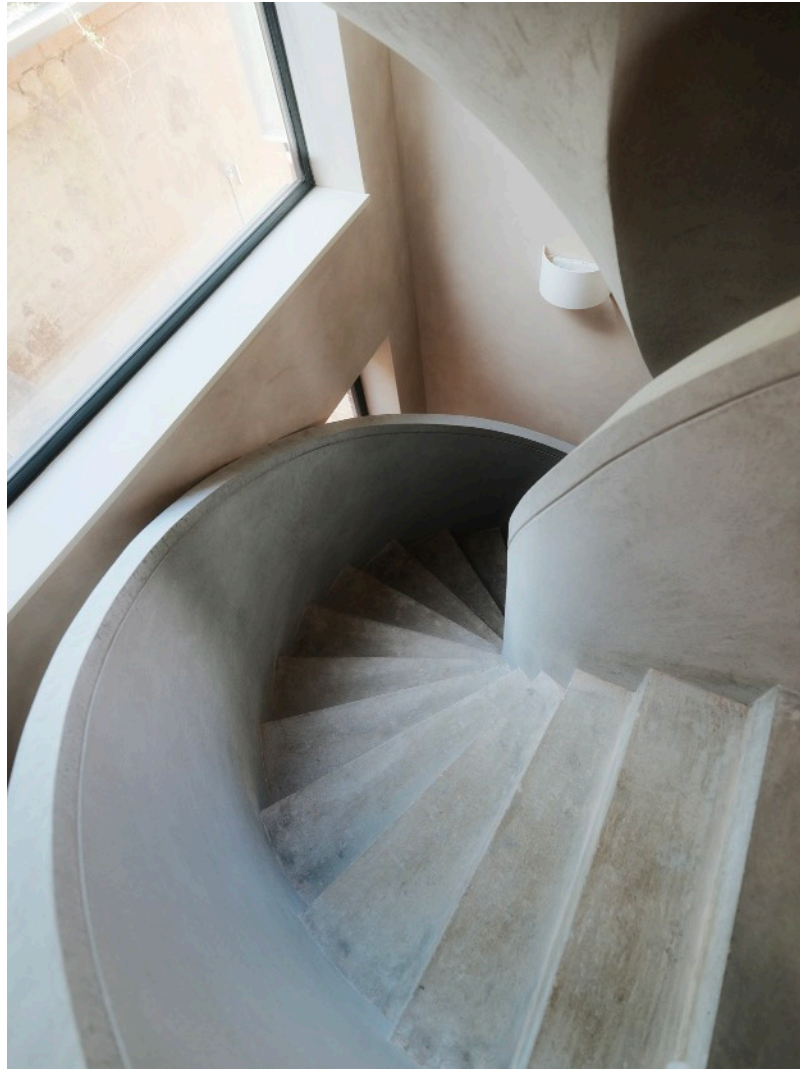
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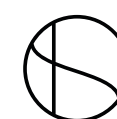


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KITCHEN/ DINING/ FAMILY ROOM + GARDEN



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From the moment you step through the full height charred timber door and enter Milverton Road, your eye is drawn to the curved concrete staircase, an architectural anchor setting the tone for what lies beyond.

On the borders of Queen's Park and Brondesbury sits a newly constructed, contemporary home. Thoughtfully designed using the finest natural materials, with finishes that complement each other beautifully: charred timber cladding, limewash paint, polished concrete and terracotta flooring.

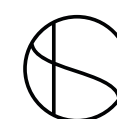
The result is a calm, welcoming home providing generous areas to be together alongside cosier, more intimate rooms.

The ground floor offers spacious entertaining areas, both formal and informal, including a triple-aspect kitchen, dining and family room with access to a wraparound garden via large format glass doors, flooding the space with natural light.

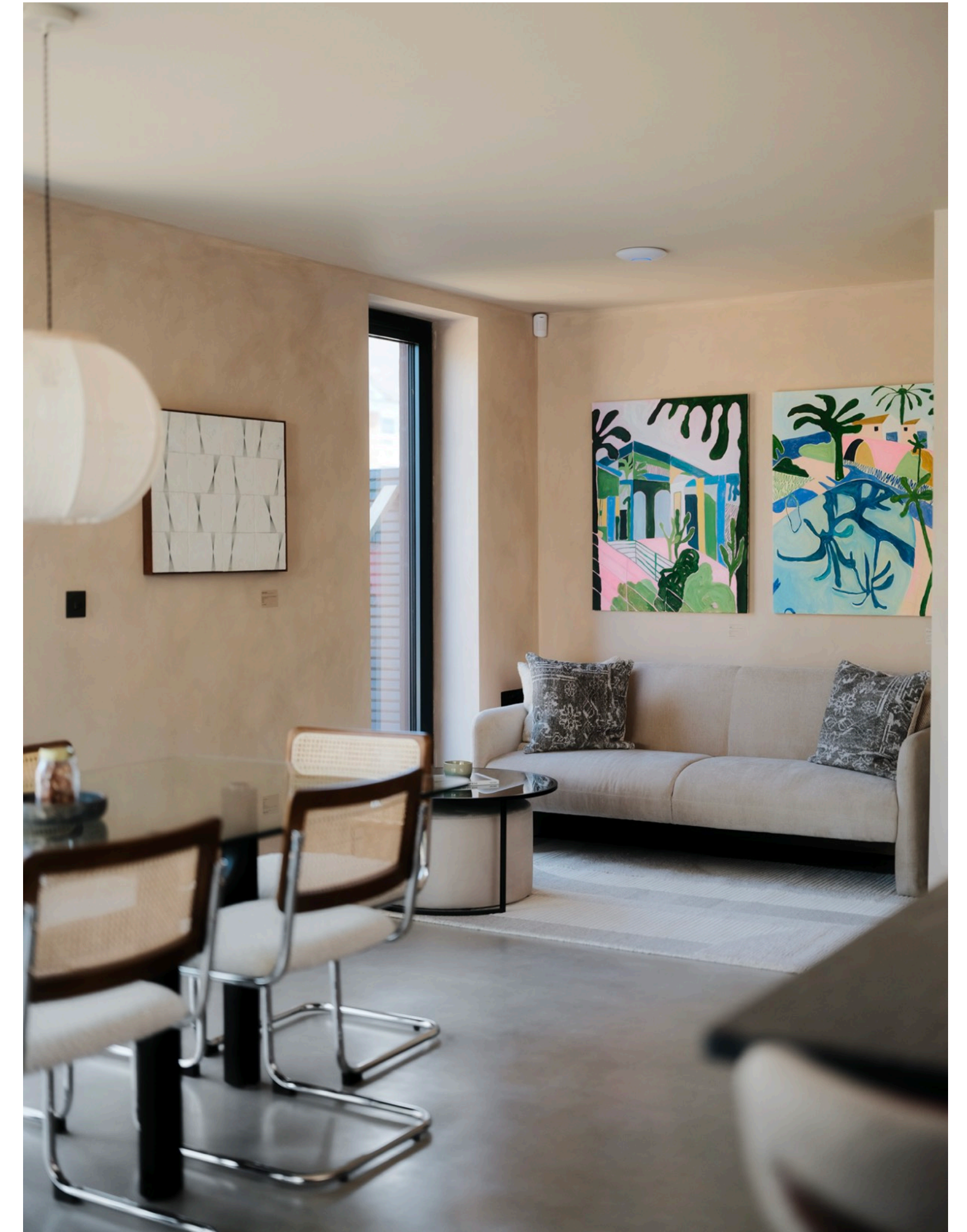
The lower floor is arranged for maximum flexibility, with spaces that can serve as bedrooms, additional entertaining areas, yoga studio, gym, cinema room or office - all arranged around a central courtyard.

On the first floor, two bedrooms including an oversized principal suite with large dressing area and full en-suite bathroom.

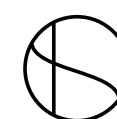
Located on a quiet residential street, close to all the cosmopolitan amenities of Queen's Park - the open spaces of Tiverton Green and Queen's Park itself, boutiques, cafés and restaurants along Salusbury Road and Lonsdale Road, plus Willesden Green and Brondesbury Park stations (Jubilee & Mildmay lines).



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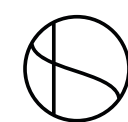
KITCHEN/ DINING/ FAMILY ROOM



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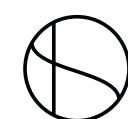
RECEPTION ROOM



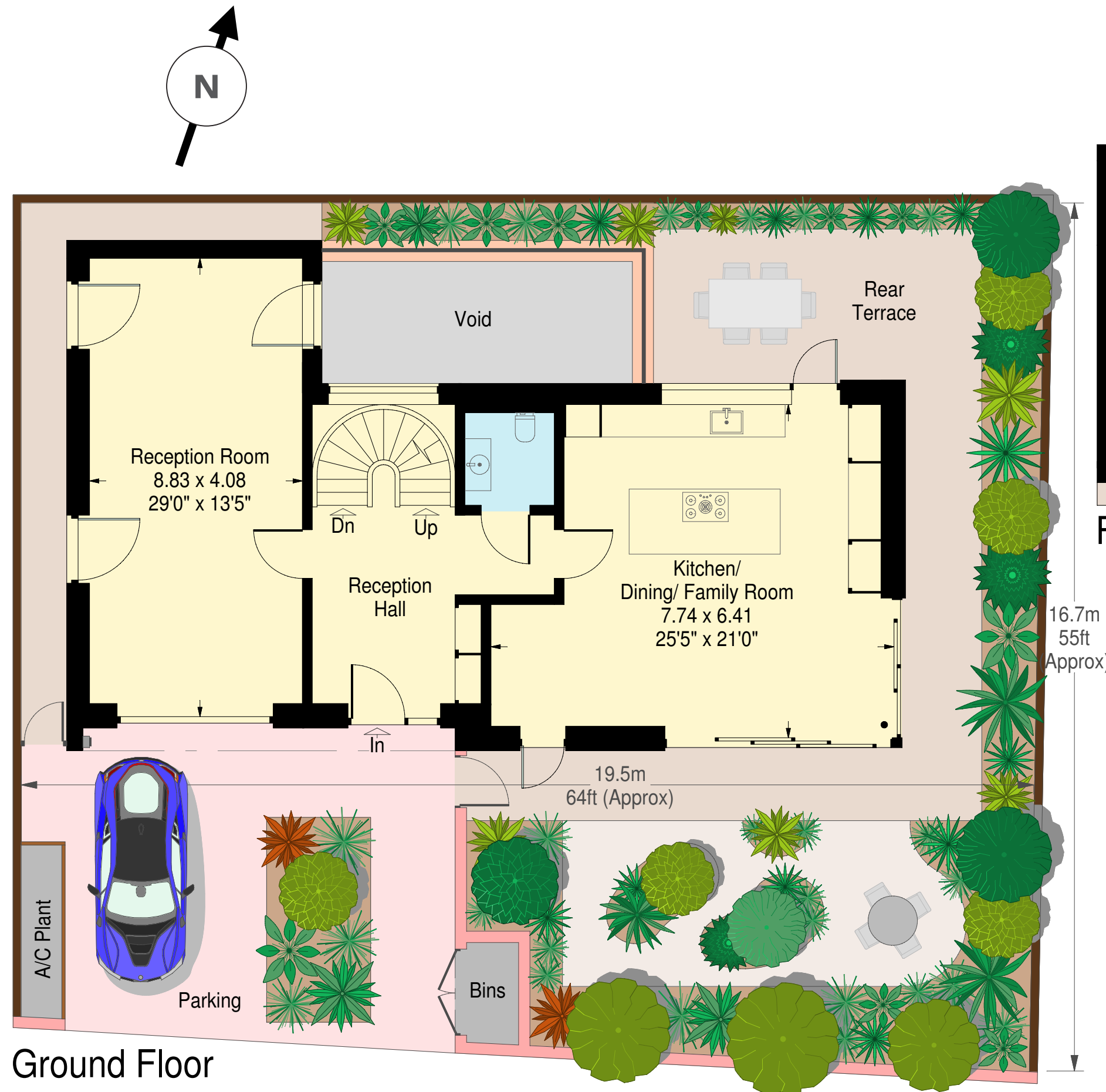
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PRINCIPAL BEDROOM SUITE

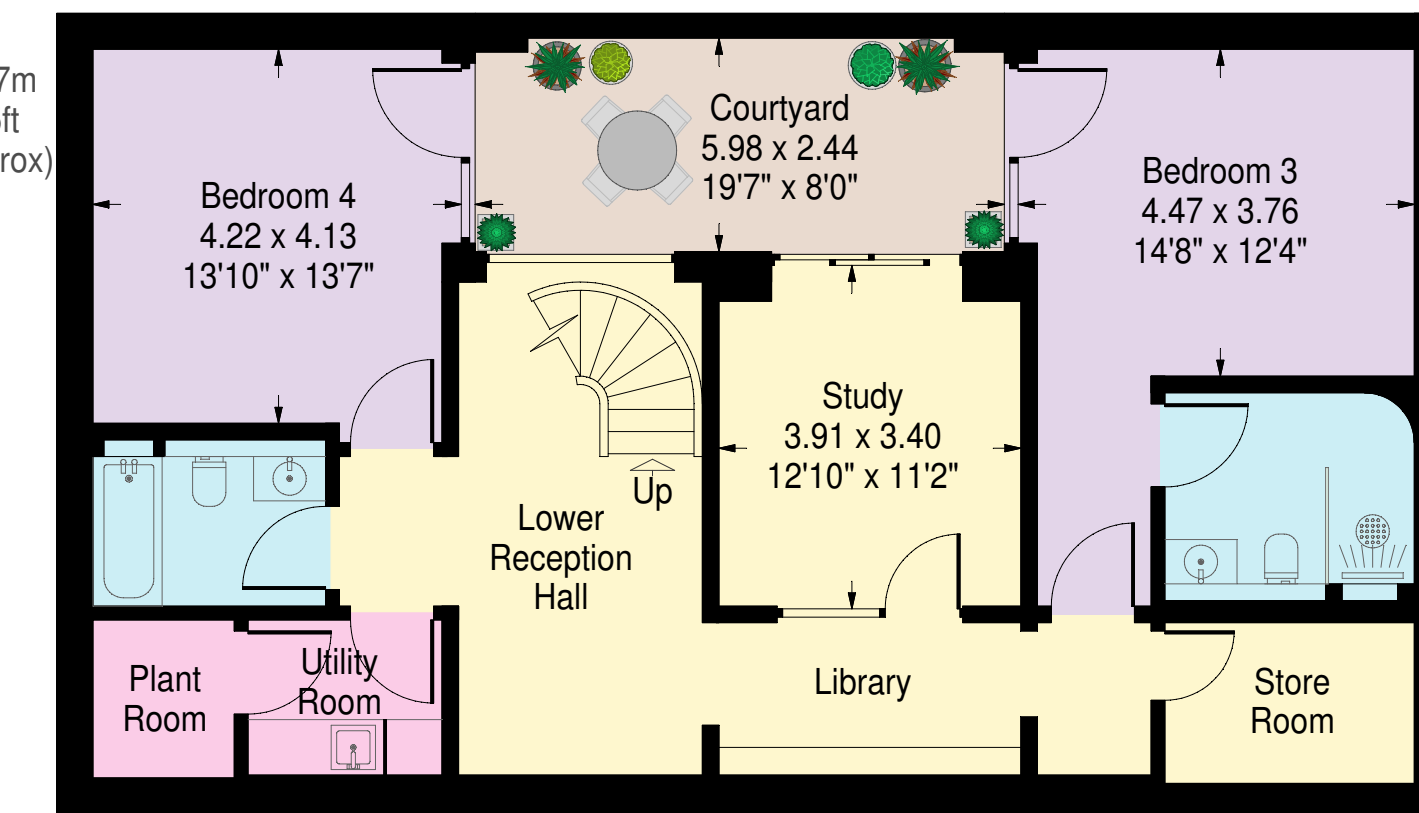
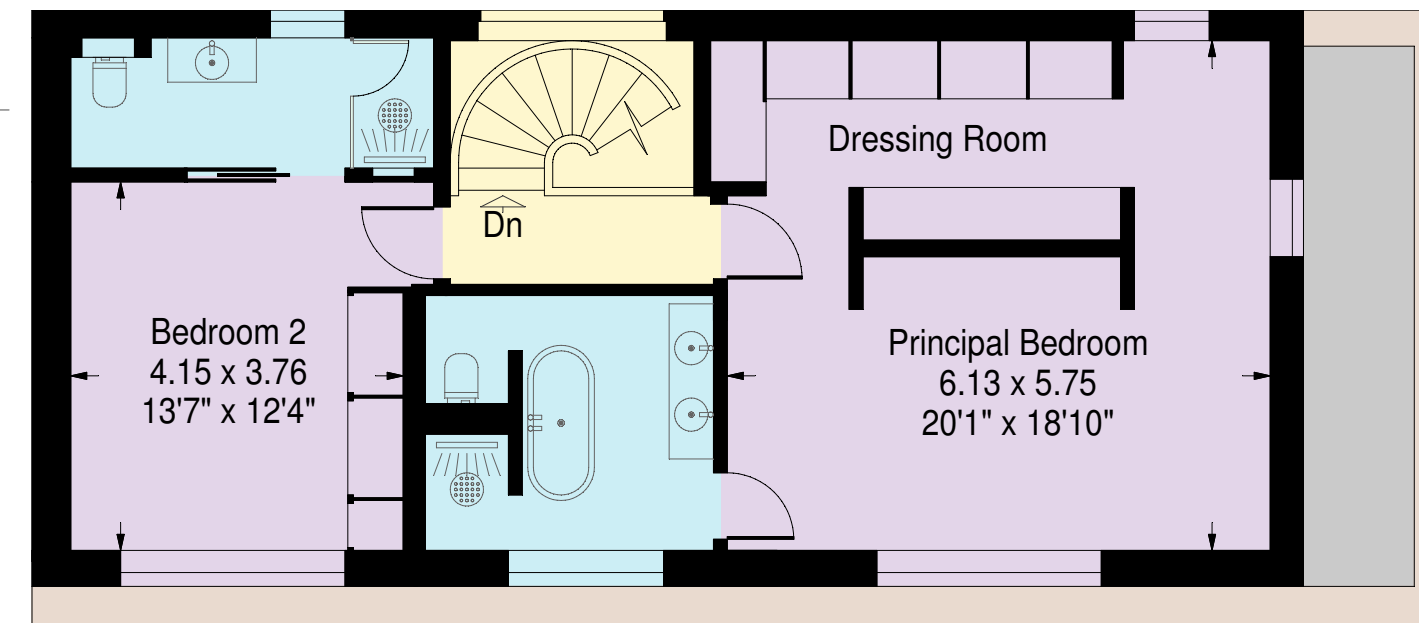


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Approx Gross Internal Area **3,127 Sq Ft** (209.5 Sq M)

Plan for illustration purposes only. Not to scale.

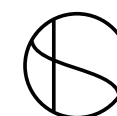


Accommodation

- Principal bedroom suite incorporating walk through wardrobe and full bathroom
- Bedroom 2 with en-suite shower room
- Bedroom 3 with en-suite bathroom
- Bedroom 4
- Bedroom 5/ Study
- Family bathroom
- Open plan kitchen incorporating dining and family areas
- Formal reception room
- Utility room
- Guest WC

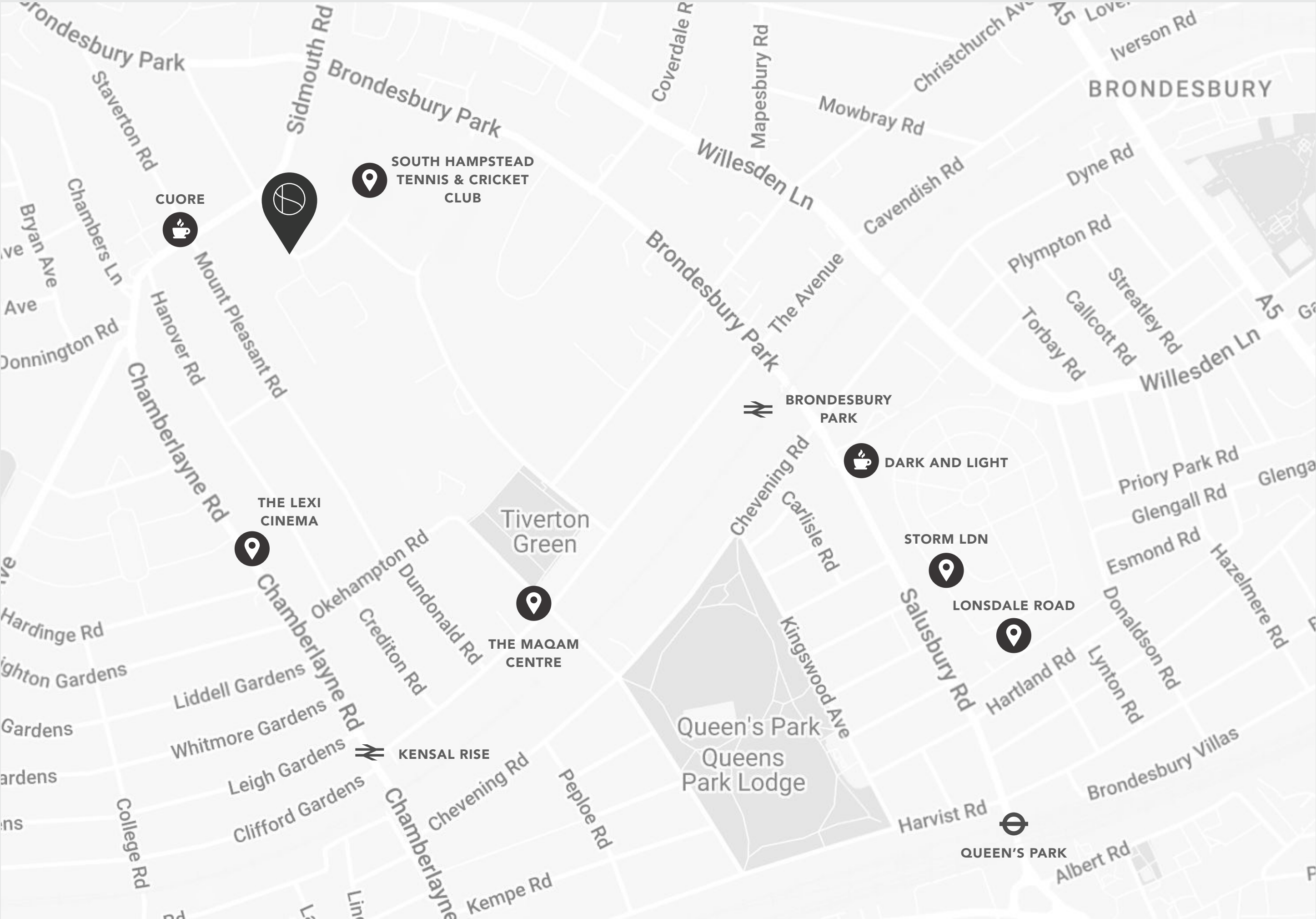
Amenities & Specification

- Landscaped wraparound garden
- Terrace
- Off street parking for one car with EV charger
- Air conditioning to principal suite and bedroom 2
- Underfloor heating
- Bespoke joinery to all rooms
- Complete 10-year structural warranty
- Video/audio door entry system
- Bespoke shaker kitchen w/ granite countertops, Fisher & Paykel/ Neff appliances and Quooker hot tap
- Air source Heat pump
- Whole house CAT6 and co-ax cabling
- External smartphone monitored CCTV system



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Local Area



Terms

- **Tenure:** Freehold
- **Council Tax band:** London Borough of Brent

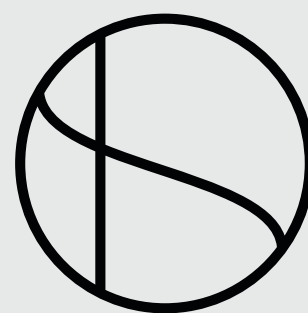
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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