

## Larch Road, NW2

Guide Price £1,000,000

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**GUIDE PRICE £1,000,000 TO £1,150,000**

A 5-bedroom, terraced, family home, renovated to a high traditional standard with a private south facing garden. A short stroll from the wonderful Gladstone Park and the incredible new Brent Cross Regeneration Area.

This freehold family home is drenched in natural sunlight and has original features throughout.

The high ceilings add to the sense of space. The substantial ground floor offers the opportunity for versatile living and entertaining including a double reception room, a versatile private office, and a large open plan dining room kitchen with direct access to the garden, a stylish easy to use

feature fireplace and a guest WC. The ergonomic kitchen is truly the heart of this home, the perfect spot to gather around when hosting a dinner or party – there is a lovely south facing garden.

## Key Features

- GUIDE PRICE £1,000,000 TO £1,150,000
- 5-bedroom and 2 bathrooms, freehold, terraced, family home
- South facing garden with feature picture window overlooking
- Fully extended
- Separate utility room
- Abundance of storage throughout
- Original pine wood floors, original features and high ceilings in parts
- Quiet tree lined street moments to Gladstone Park
- Bright with double glazing throughout
- Oli and Liana are delighted to be instructed on this wonderful home



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.