



Tennyson Road, NW6



A fully refurbished four bedroom Victorian terraced property situated in on a sought after road within Queen's Park. Offering 1690 sq ft of internal living accommodation, the property offers an exceptional and unique opportunity to acquire a luxury family home.

The property successfully combines sympathetic contemporary. The owners have gone through great lengths to source bespoke fixtures and fittings to create this beautiful home.

Upon entering the property, you are immediately met with an extremely light and airy hallway with high ceilings. On the left sides of the entrance hallway, there is a spacious and light reception room with large windows, feature fireplace and beautiful Parquet flooring, separate utility room and a WC. At the rear of the property, there is an expansive 31ft kitchen/reception area. The 16 ft south facing garden can be accessed through large bi-folding doors at the rear..

£1,750,000 Freehold

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The First Floor boasts three large bedrooms, two of which that benefit from feature fireplaces. The Second Floor offers the main bedroom and benefits from an en-suite shower room, eaves storage and a private decked roof terrace.

Further benefits include sash windows with double glazing throughout, a state of the art heating system with built-in sensor to reduce bills by 65% and Sonos system.

Situated close to the green spaces of Queen's Park & the trendy restaurants and cafes of Salisbury Road. Transport links include Queen's Park Bakerloo Line & Brondesbury Overground Stations.

Early viewings highly recommended of this simply outstanding home.



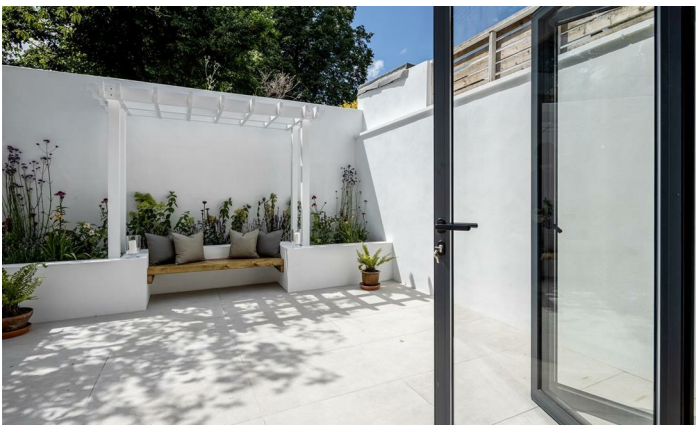
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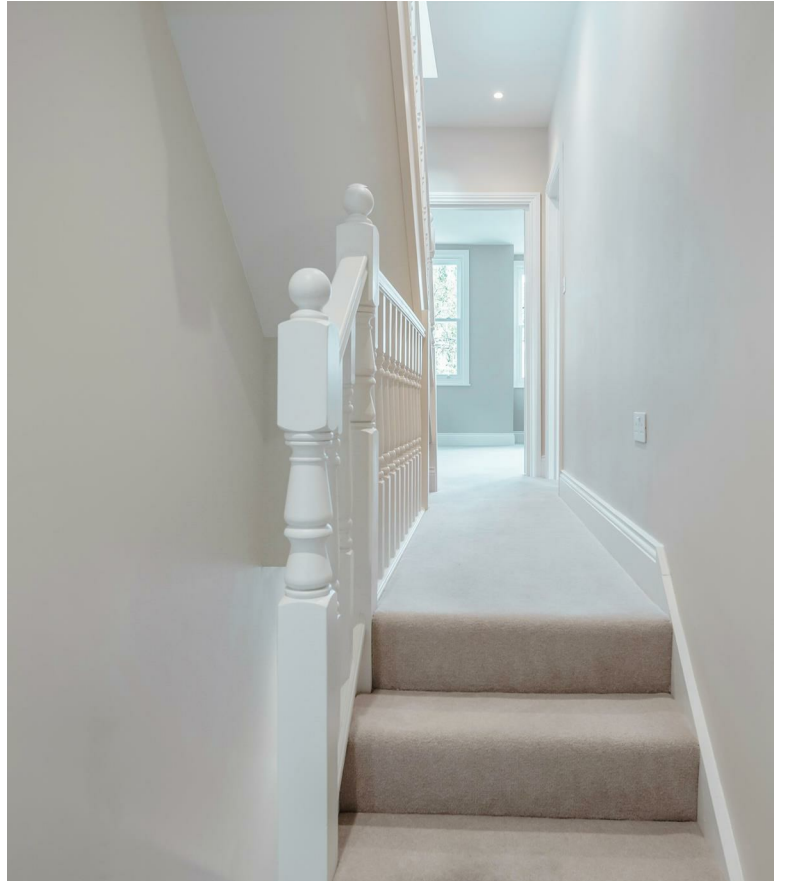
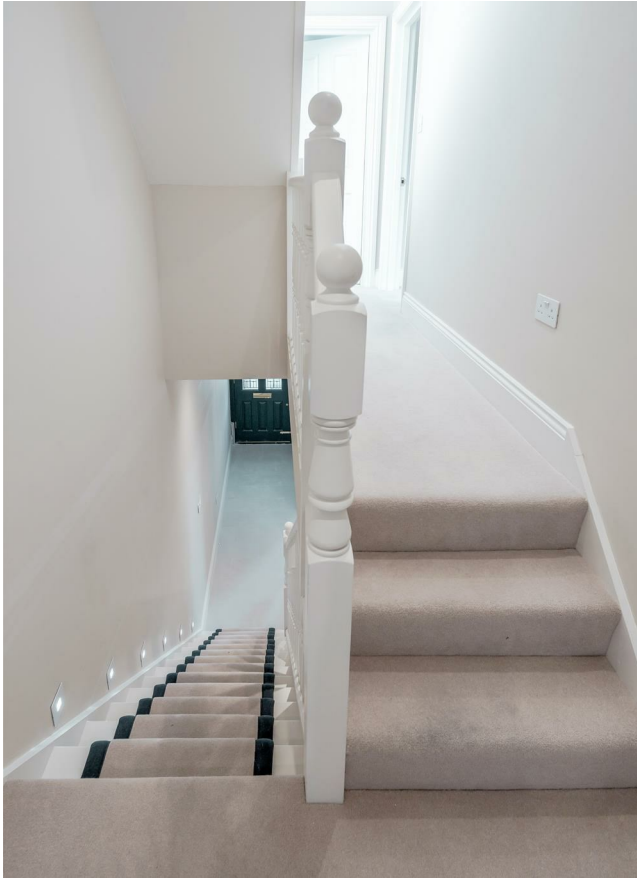
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- Refurbished four bedroom Terraced property
- Spanning 1690 sq ft, over three floors
- Bright & spacious living room & kitchen
- 16 ft south facing garden
- One bathroom, one en-suite showerroom & WC
- Ample storage throughout
- Within close proximity of the best local schools
- Close to the delightful Queen's PAR
- Transport: Queen's Park (Bakerloo & Overground) & Brondesbury (Overground) Stations
- Early viewing is highly recommended

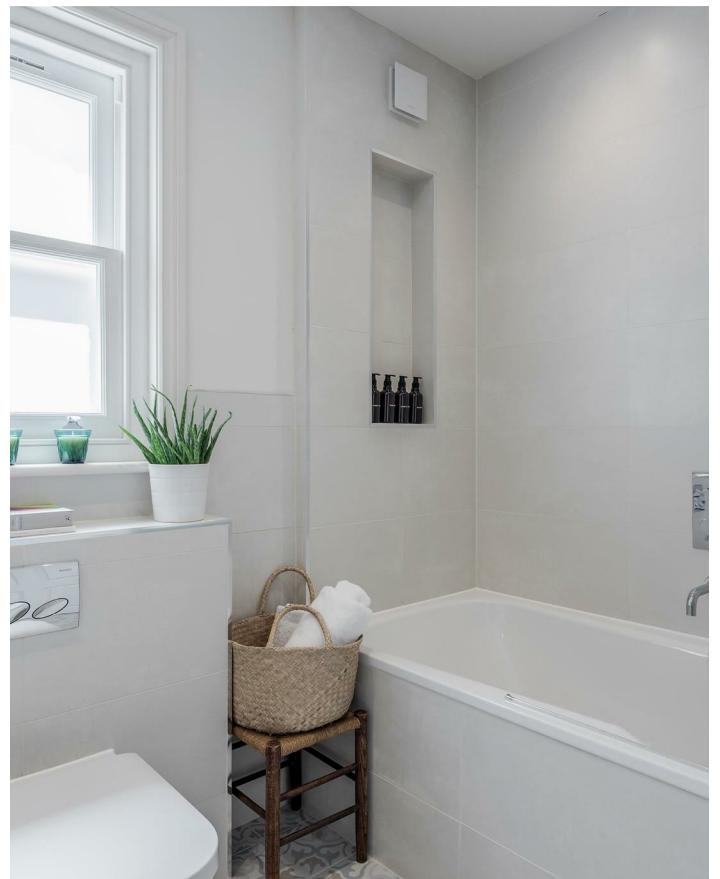
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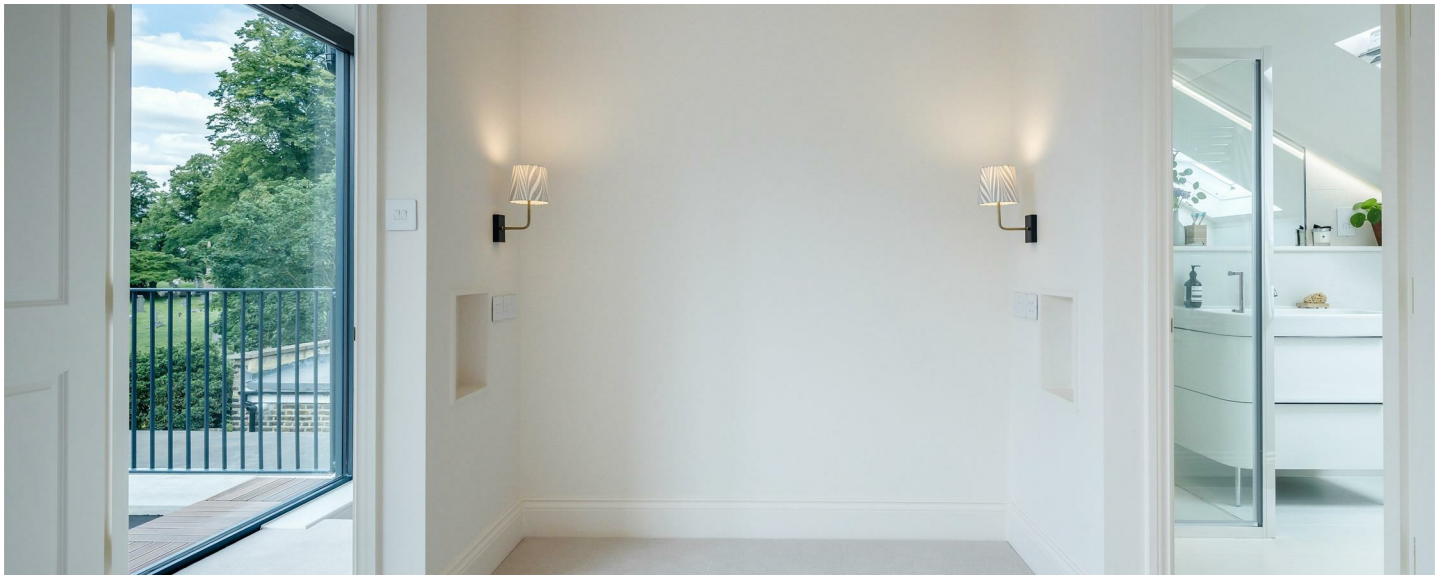
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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Approximate Area = 157 sq m / 1690 sq ft
Including Limited Use Area (9.9 sq m / 106 sq ft)
Eaves = 9.0 sq m / 97 sq ft
(Excluding Void)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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