



Brondesbury Park
NW2

TO LET

£34,667 Per Month

The property is situated on a wide tree-lined street in the heart of Brondesbury Park with efficient access to schools in both Hampstead and St. John's Wood. Having undergone a recent two year reconstruction under an ex Fosters and Partners architect, fusing 1930s English Arts & Crafts origins of the building with luxury contemporary design and technology.

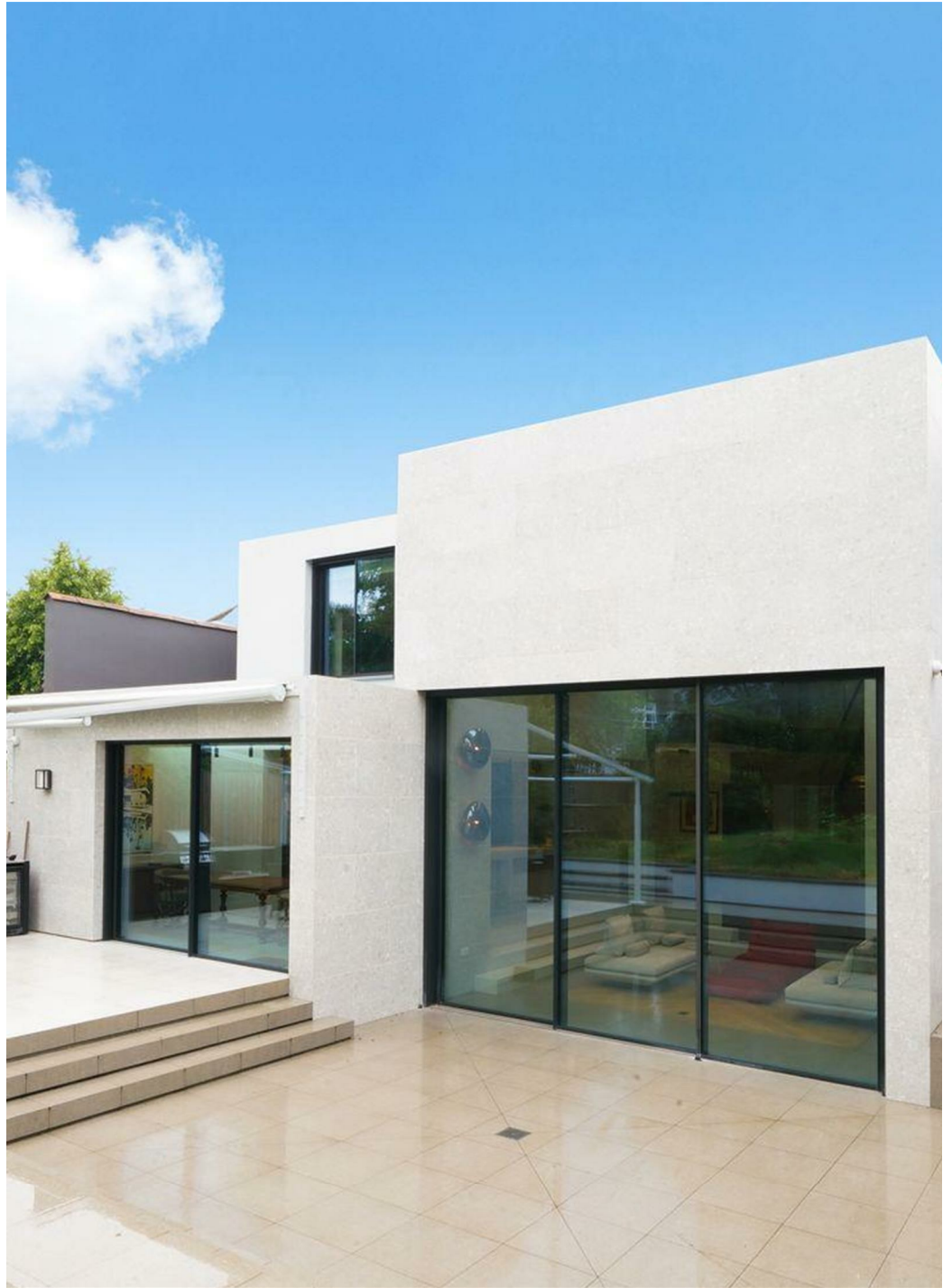






The property benefits from a striking double heighted atrium reception space set in an elegant Italian stone. The volumes of the space are enhanced by a giant custom glass doors looking out onto an expensive outdoor terrace and 121 ft south facing garden. A gorgeous built-in glass fireplace creates a ski chalet atmosphere during inclement weather. The owners commissioned the grand modern home to include a contemporary glass, steel and wood staircase to look out into the atrium.

The Ground Floor reception area is open plan comprising of a modern display kitchen with a large island and top-end appliances, dining and living space along with a



custom-made bar with specialist wine storage. This floor also boasts a luxurious period bedroom suite, a fully equipped cinema room, an ergonomic utility space including a secondary kitchen and pantry, a boot room with a dog shower and a service bedroom suite.

The First Floor provides four unusually large en-suite bedrooms, a spacious landing looking onto the atrium and ample storage. The Principal Suite also has a deluxe custom built dressing room and an outdoor terrace. All bedrooms exude comfort and come with generous dressing and storage space

AVAILABLE FURNISHED OR UNFURNISHED





- 5000+ sq ft luxury contemporary family home
- Modern live-in kitchen and reception space
- Off street parking for four or five cars
- Underfloor heating and air conditioned throughout
- Gigabit wifi installed
- Large 121 ft south facing rear garden with outdoor kitchen, BBQ and fireplace
- Good transport links into London via Jubilee line and Brondesbury Park Overground
- COUNCIL: Brent (H). Deposit: £48,000
- Offered Furnished or Unfurnished







Brondesbury Park, NW2

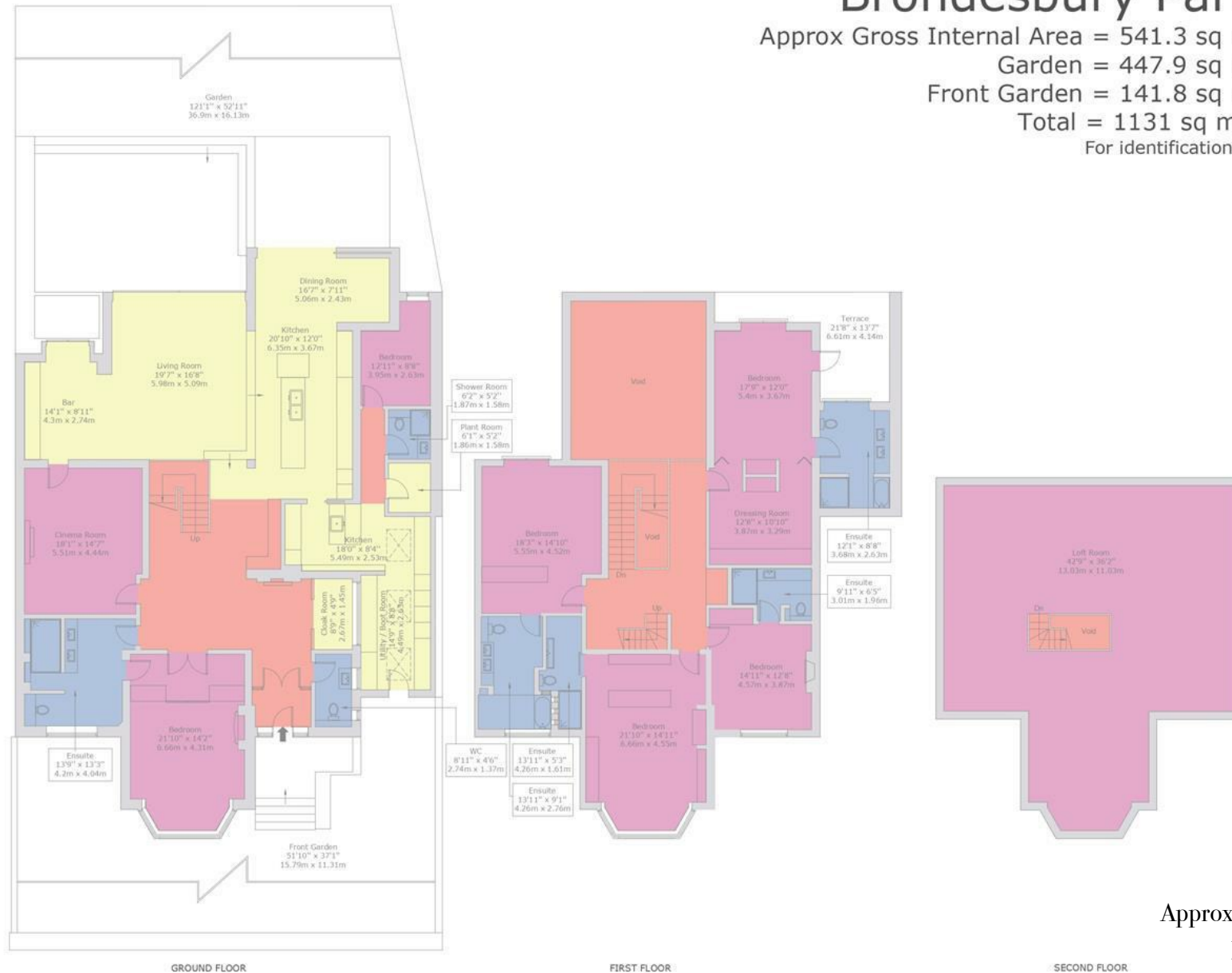
Approx Gross Internal Area = 541.3 sq m / 5827 sq ft

Garden = 447.9 sq m / 4821 sq ft

Front Garden = 141.8 sq m / 1526 sq ft

Total = 1131 sq m / 12174 sq ft

For identification only - Not to scale



Approx 5827.00 sq ft

EPC: C

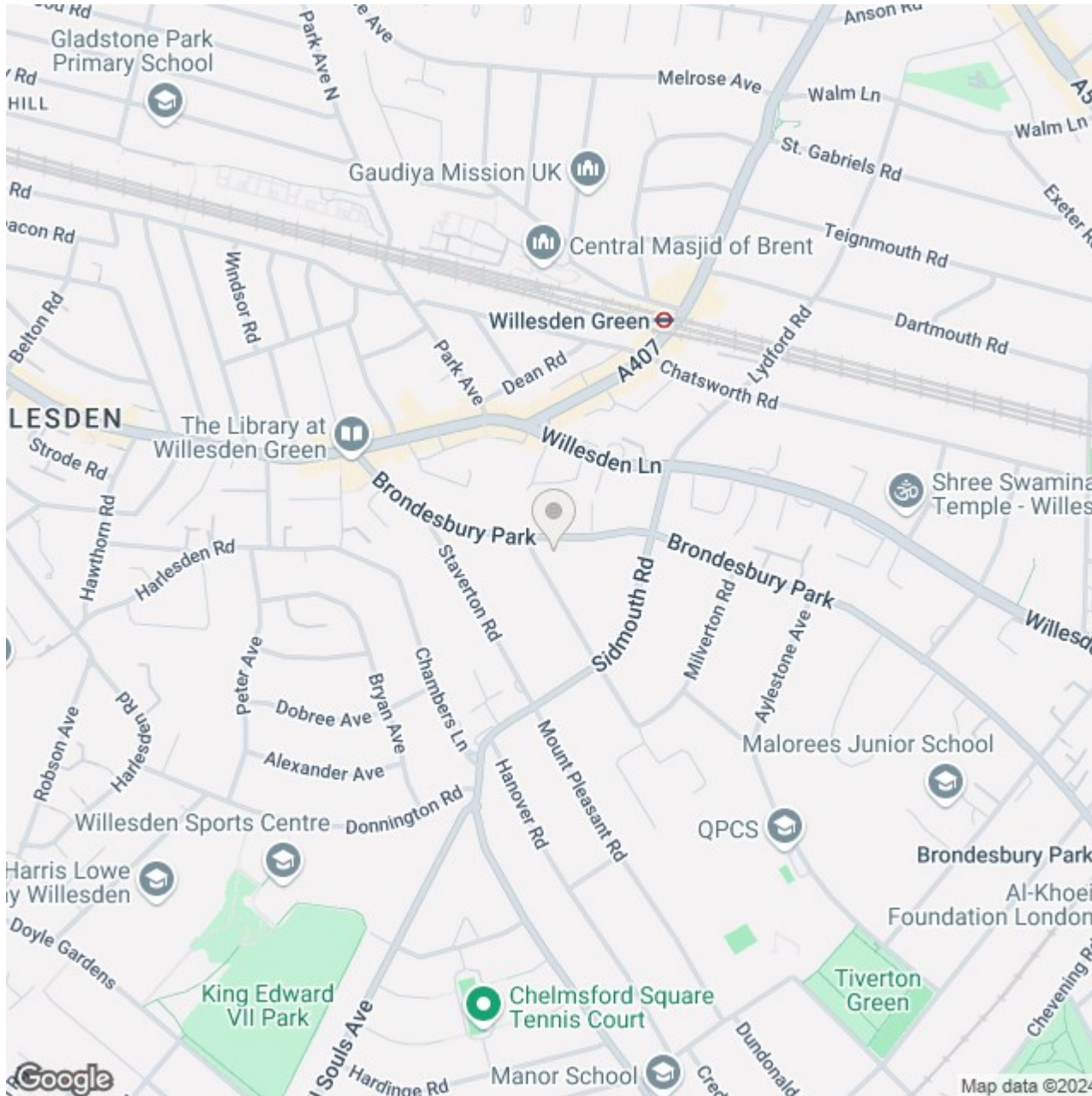
Brent (H)

Ref: 18907964



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Maximum lengths and widths are represented on the floor plan. Produced for Cameron Stiff & Co. Copyright © BLEUPLAN

Location



Brondesbury Park is a hugely popular area with generous sized family homes and apartments. It is an area that has much to choose from including the Kiln Theatre and the Lexi Cinema also not far away on Chamberlayne Road. Eateries are in abundance and all within close proximity particularly in Salusbury Road which offers alifestyle living with gyms, yoga studios and healthclubs. This area is also a vibrant family area. A stroll to Queen’s Park will reveal the beautiful park with its small Farm, tennis court and children’s playarea along with a small cafe. Tiverton Road is also on your door steps with the open space to walk your dogs and let them off lead. Great schools and nurseries are also easily accessible. Excellent transport links with Brondesbury Overground, the Jubilee line (Zone 2) at Willesden Green and Kilburn Station and the Bakerloo Line at Queen’s Park (Zone 2) all within a short distance. Bus routes are good direct into London and the easy access to West Hampstead Overground direct to Luton Airport, Paddington station with access to the Heathrow Express and then City Airport easily accessible on the Jubilee Line and DLR. Shopping Centres include the West End, Westfield Shopping Centre and Brent Cross Shopping Centre.

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