



38 REDINGTON ROAD

LONDON, NW3 7RT

£10,000,000
FREEHOLD

This stunning property showcases a harmonious blend of understated elegance and modern luxury, appealing to those who appreciate both style and functionality. The exterior, characterized by its classic red brick, provides a warm and inviting facade, while the interior offers a vibrant atmosphere equipped with advanced lighting and smart home technology.

Upon entering, you'll find an expansive 37-foot reception room that is bathed in natural light from its double aspect windows, seamlessly connecting to a beautifully landscaped 60-foot garden—perfect for outdoor entertaining and relaxation. The ground floor also features a dedicated study and a convenient guest w.c.

Descending to the lower ground floor, the layout reveals an impressive 38-foot family/dining area that flows effortlessly into a spacious 29-foot kitchen/breakfast room. This level is well-equipped for daily living, boasting a large utility/larder area and a games room that can also serve as a guest suite, with access to a sunken 20-foot patio—a great spot for al fresco gatherings.

tm
thomas marsh



FLOOR 3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grays Sales
47 Orsett Road
Grays
Essex
RM17 5HJ

01375 370779
sales@thomas-marsh.com
www.thomas-marsh.com

