



SIDMOUTH ROAD

Brondesbury Park, NW2



A 4 BEDROOM HOUSE ON SIDMOUTH ROAD, NW2

This substantial semi-detached house on Sidmouth Road, Brondesbury Park, offers nearly 3,600 square feet of living space across two floors.



4



3



3

EPC

D

Local Authority: London Borough of Brent

Council Tax band: TBC

Tenure: Freehold

Guide Price: £2,400,000

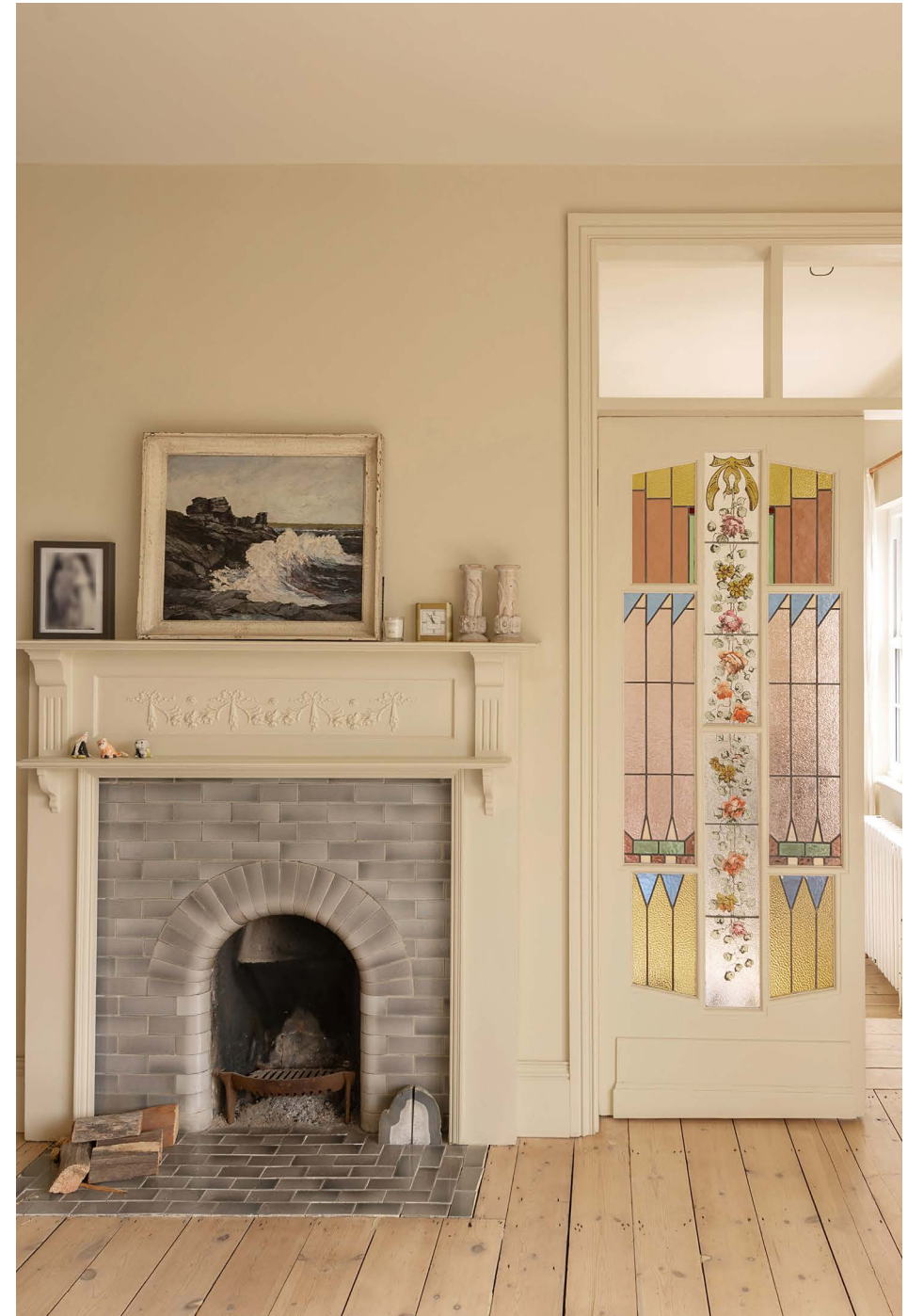




Designed by Stiff & Trevillion, the property has been fully renovated with stylish fixtures and fittings, creating a timeless family home.

Upon entering, you're greeted by a large entrance hallway that provides access to all the ground floor rooms. At the front of the house, there is a warm and cozy reception room with a bay window and an original fireplace. The rear of the house features a fully extended kitchen/dining room, equipped with two Gaggenau ovens, a Sub-Zero fridge/freezer, and wine cooler, and beautiful marble countertops – a culinary enthusiast's dream. This space leads to a large dining area positioned by sliding doors that open onto an impressive 105 ft west-facing rear garden. Adjoining this space is a snug area and a second reception area with a wood burner. Additionally, there is a guest cloakroom on this floor.

The property also includes a large front garden with off-street parking for multiple cars and a garage with access back into the house through a large utility room.







On the first floor are four well-proportioned bedrooms and three bathrooms. The principal suite boasts stunning views over green spaces and a luxury en-suite bathroom with a Water Monopoly bath. There are two further en-suite bathrooms on this floor.

This wonderful home also comes with planning approval to convert the 1,219 sq ft loft and add an outbuilding, offering potential for additional living space.

Location description

This home is positioned within an enviable location opposite South Hampstead Tennis and Cricket Club and just a short walk to the many tempting boutique shops, cafes, and restaurants within the Queens Park and Willesden Green area. The area offers an abundance of opportunities for dining, shopping, or taking part in wellness activities.

There are convenient transport links available, including Willesden Green Station situated on the Jubilee Line (Zone 2) a short walk away, providing excellent access into Central London. Brondesbury Overground Station is also a handy 10-minute walk away.







Approximate Gross Internal Area = 445.4 sq m / 4793 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)



We would be delighted
to tell you more.

Queen's Park
0203 815 3020
Queenspark@knightfrank.com

Knight Frank Queens Park
60c Salusbury Road, London,
NW6 6NP

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated September 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.