



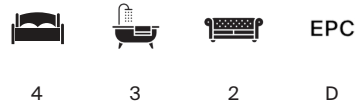
SUMMERFIELD AVENUE

London NW6



AN ELEGANT VICTORIAN END-OF-TERRACE HOME

Blending refined design with exceptional living space, moments from
Queen's Park and Salusbury Road.



Local Authority: London Borough of Brent

Council Tax band: F

Tenure: Freehold

Guide price: £2,000,000



Situated on Summerfield Avenue, this beautifully presented Victorian end of terrace home extends to approximately 2,200 sq ft and offers a superb balance of period charm and contemporary design.

The ground floor has been thoughtfully reconfigured to create exceptional living and entertaining space. A stylish front reception room, set within a wide bay window, provides a welcoming and elegant setting, centred around a striking fireplace. To the rear, the house opens into an impressive 24 ft kitchen/dining room, forming the heart of the home. Designed with both functionality and aesthetics in mind, this space benefits from shaker style cabinetry, a large central island and excellent natural light, flowing directly out onto the private south facing rear garden, ideal for indoor-outdoor living. A separate utility room and guest cloakroom add further practicality.











The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom suite positioned to the front with a bay window, ample built-in storage and a luxurious en suite bathroom. Two further bedrooms are served by a contemporary family bathroom.

The top floor provides an excellent fourth bedroom suite, complete with its own bathroom, alongside useful eaves storage, making it ideal for guests, a teenager's floor or a work-from-home retreat.



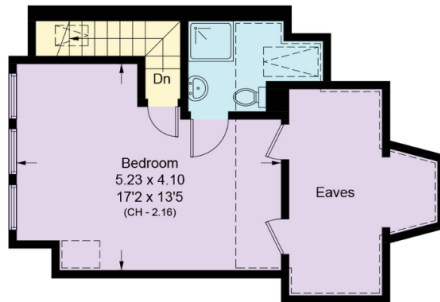
This exceptional home combines meticulous design, generous proportions and an enviable location, just moments from excellent transport links, highly regarded schools and the independent shops, cafés and restaurants that make Queen's Park one of North West London's most desirable neighbourhoods.



Summerfield Avenue, NW6

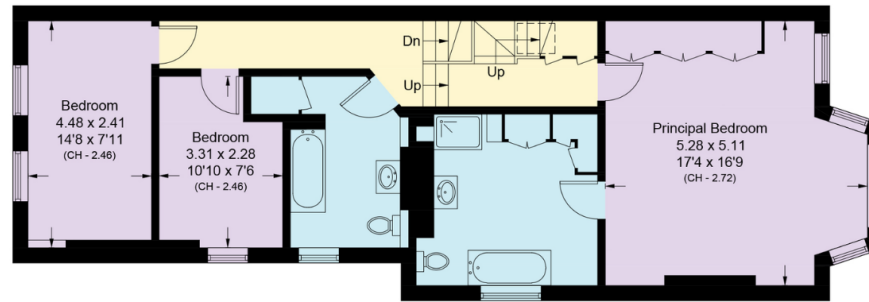


= Reduce head height below 1.5m



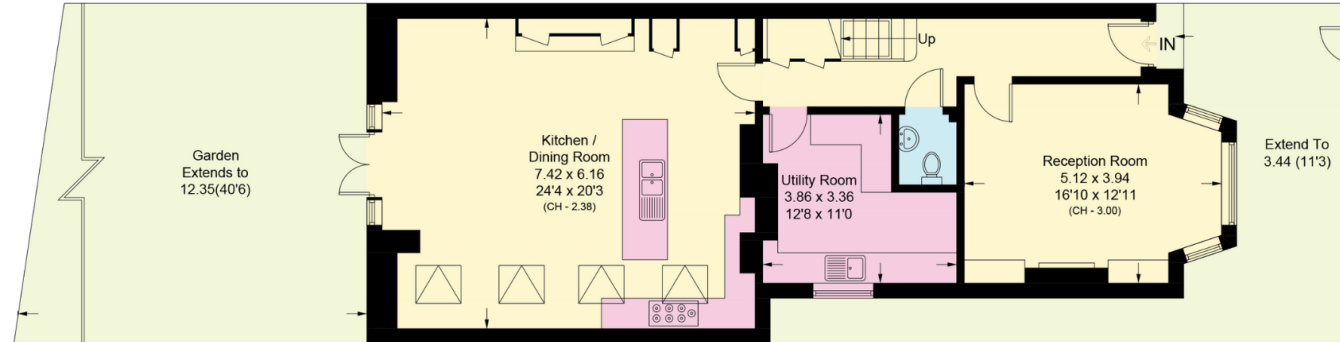
Second Floor

Approximate Area = 35.7 sq m / 384 sq ft
Including Limited Use Area (15.5 sq m / 167 sq ft)



First Floor

Approximate Area = 78.8 sq m / 848 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Ground Floor

Approximate Area = 90.7 sq m / 976 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)

(Including Basement / Loft Room)
Approximate Gross Internal Area = 686.3 sq m / 7387 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)

Dylan Brooks

+44 20 7317 7968

Dylan.Brooks@knightfrank.com

Knight Frank Queen's Park

60c Salusbury Road

London NW6 6NP

knightfrank.co.uk

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