

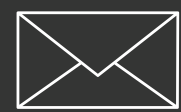
FORDWYCH ROAD — NW2



Asking Price £1,795,000

FORDWYCH ROAD — NW2

A home perfectly suited to the natural rhythm of family life. Beautifully proportioned spaces, allowing for both joyful gathering and peaceful retreating.



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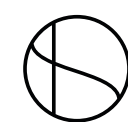


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FULL LISTING



FORDWYCH ROAD — NW2

KITCHEN/ BREAKFAST ROOM



FORDWYCH ROAD — NW2



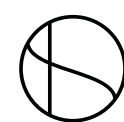
The evolution of family life means that our homes have to work harder than ever before. These are not just places where we return at the end of a busy day, but also spaces which allow for kids' birthday parties, movie nights, and quieter moments too - for homework, working from home, or a good book.

Fordwych Road provides for all of these moments. The reception space can be entirely open plan but also separated. A kitchen equally capable of cosy family dinners and summer barbecues for twenty, enjoying a seamless connection between internal and external spaces.

An indulgent principal bedroom suite, complete with vaulted ceilings, a dressing room and an oversized steam shower, alongside enough room for children, guests, and a home office too.

A home built at a time when family life was far more structured, and yet extended and refurbished in a way that makes it just as relevant over a hundred years later.

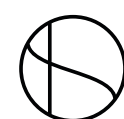
Positioned at the intersection of West Hampstead, Mapesbury, and Brondesbury, close to an abundance of local amenities and transport links.



FORDWYCH ROAD — NW2



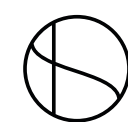
KITCHEN/ BREAKFAST ROOM



FORDWYCH ROAD — NW2



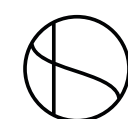
DINING/ FAMILY/ KITCHEN



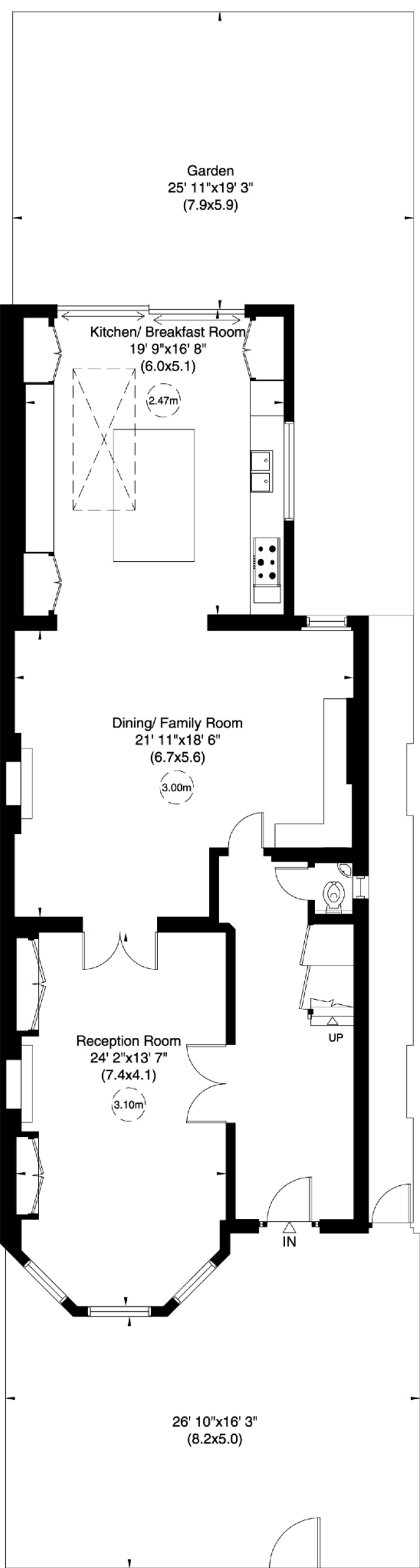
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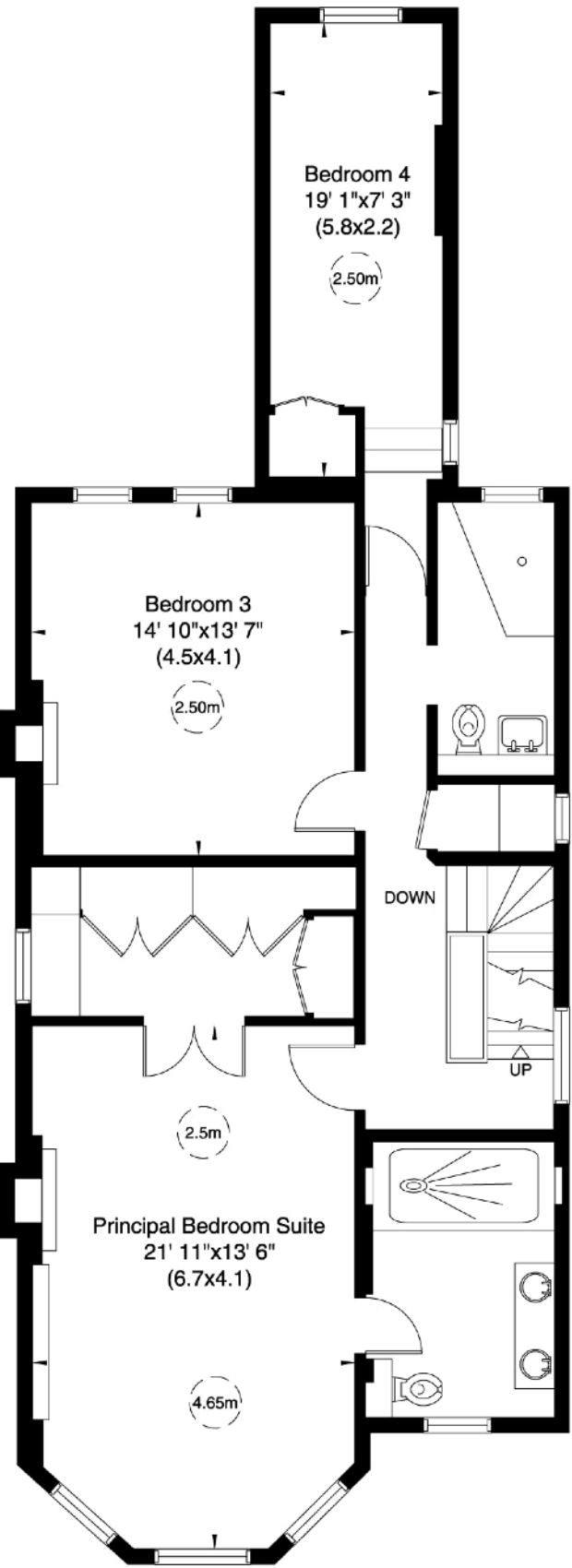
PRINCIPAL BEDROOM SUITE



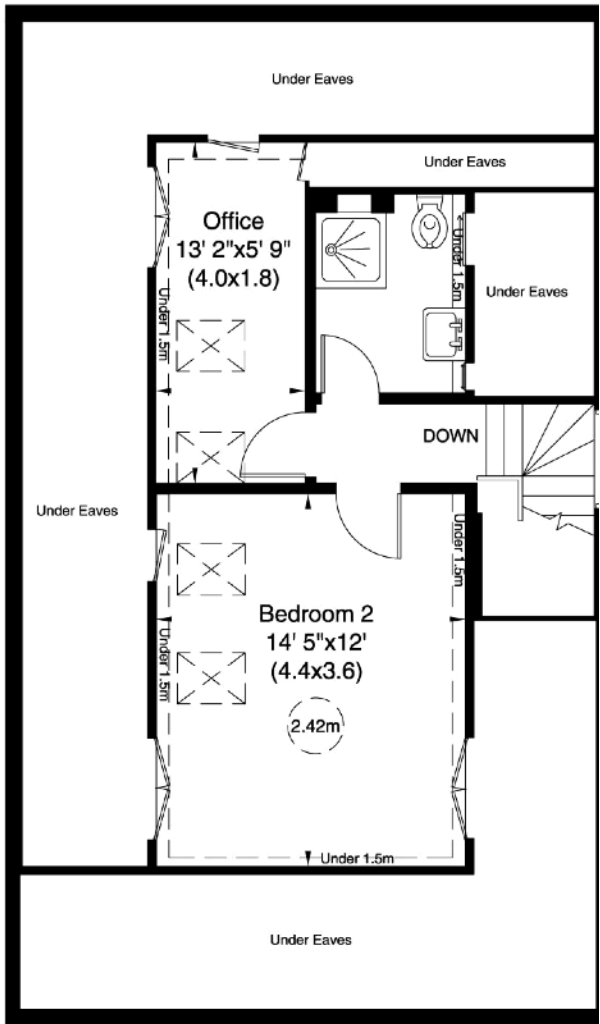
FORDWYCH ROAD — NW2



Ground Floor



First Floor



Second Floor

Accommodation

- Principal bedroom suite w/ dressing room and shower room
- 3 Further bedrooms
- Bathroom
- Office/ Bedroom 5
- Shower room
- Formal reception room
- Kitchen/ Breakfast room
- Dining/ Family room
- Guest WC

Amenities

- Private rear garden
- Air conditioning to principal rooms
- Smart lighting system
- Residents permit parking

Approx Gross Internal Area

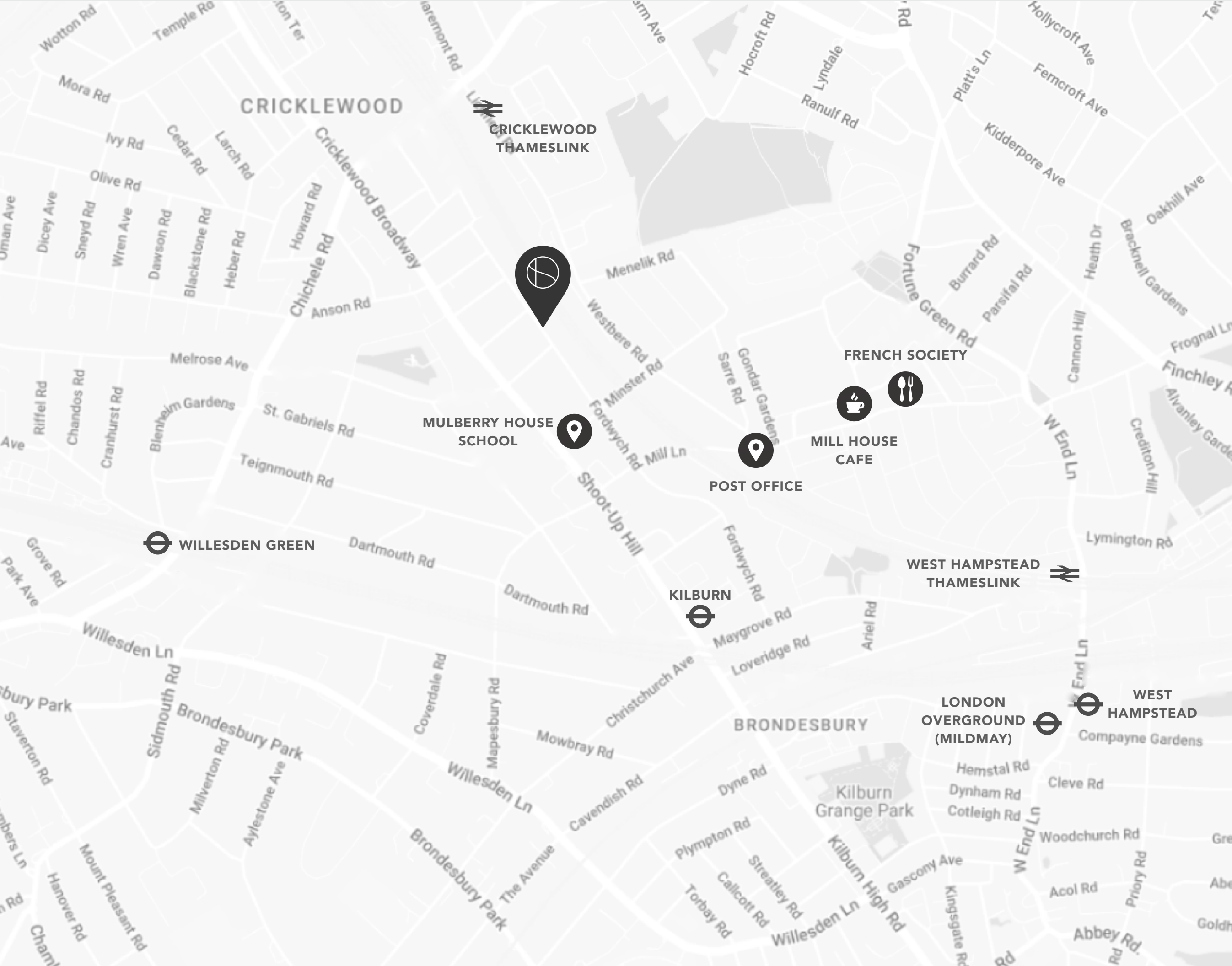
3,138 Sq Ft (292 Sq M) Including under eaves and under 1.5m

2,618 Sq Ft (243 Sq M) Excluding under eaves and under 1.5m

Plan for illustration purposes only. Not to scale.

Local Area

FORDWYCH ROAD — NW2



Terms

- **Tenure:** Freehold
- **Council Tax band:** London Borough of Camden - Band G

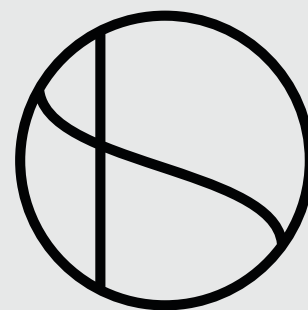
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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