



MESSINA AVENUE

London NW6







# A 4 BEDROOM FAMILY HOME ON MESSINA AVENUE, NW6.

A handsome Victorian family home that has been comprehensively refurbished and thoughtfully reimaged. Period character has been carefully preserved, with original fireplaces and proportions sitting comfortably alongside a refined contemporary finish.



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Local Authority: London Borough of Camden

Council Tax band: F

Tenure: Freehold

Guide Price: £1,650,000



The ground floor is arranged around a generous double reception room, creating an excellent space for both everyday living and entertaining.

To the rear, a bright kitchen and dining area opens directly onto the garden, providing a natural hub of the home. A guest WC completes the accommodation on this level. The current owners have also obtained planning permission for a ground floor and mansard roof extension.

The south-facing rear garden has been beautifully landscaped with mature planting and enjoys sunlight throughout the day.



















Arranged over the upper floors are four bedrooms and two bathrooms. The principal bedroom occupies the front of the first floor and benefits from bespoke fitted wardrobes and a large bay window, while the top floor offers two further bedrooms alongside a recently created family bathroom.

Further benefits include underfloor heating, a new roof, replacement front windows, a full rewire, a recently installed Vaillant boiler and a comprehensive security system.









## Messina Avenue, NW6

Approximate Area = 158.8 sq m / 1708 sq ft  
Including Limited Use Area (1.2 sq m / 13 sq ft)



Approximate Gross Internal Area = 158.8 sq m / 1708 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)



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