



CHRISTCHURCH AVENUE,

London NW6



A SUBSTANTIAL SIX BEDROOM FAMILY HOME

Set on on Christchurch Avenue, NW6, extending to approximately 4,310 sq ft (400 sq m), arranged over two floors and set on a generous plot with an impressive south-facing garden.



Local Authority: London Borough of Brent

Council Tax band: H

Tenure: Freehold

Guide Price: £4,000,000







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The property offers generous, well-proportioned living spaces, with a blend of period detailing in parts of the house and more modern features in others. Key features include a large kitchen/breakfast room, multiple reception areas, and a principal bedroom suite with dressing room, alongside five further bedrooms.

Further benefits include gated off street parking, a garage, and a mature rear garden extending to approximately 100 ft. The property offers clear scope for reconfiguration and updating, subject to the usual planning consents. In addition, planning permission has been granted for a newly constructed detached house in excess of 10,000 sq ft.



*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



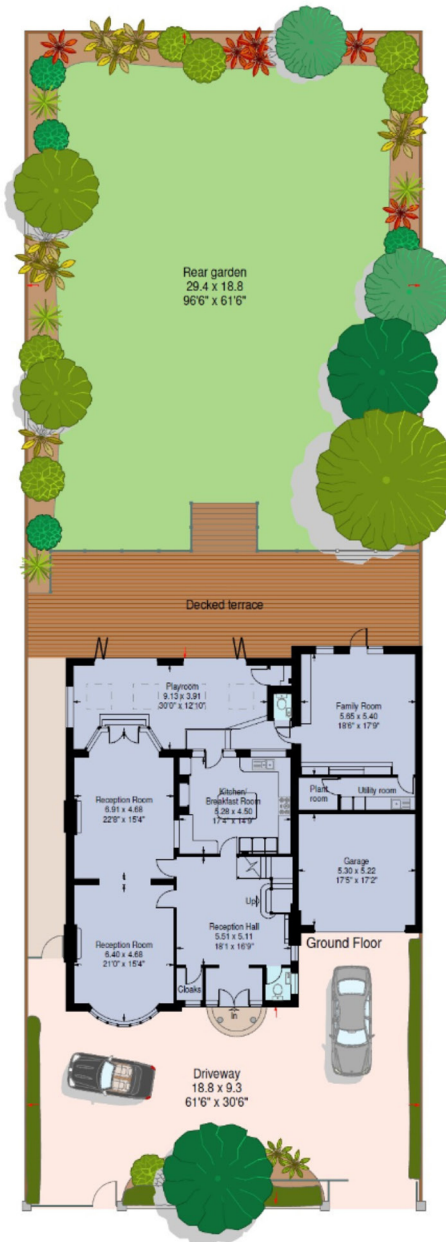


LOCATION

The house is situated in the heart of the prestigious Brondesbury Park, an area that consists of grand detached houses with large gardens. Christchurch Avenue is a wide, tree lined street and is known to be one of the most popular roads in NW6 for prime houses. Public green spaces including Tiverton Green and Queen's Park are close by and the house is situated around the corner from South Hampstead Tennis Club and the luxurious pool with a lovely, family friendly cafe at The Maqam Centre.

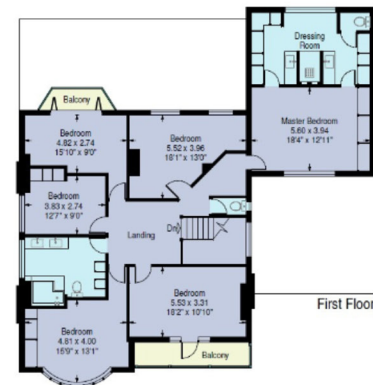






Christchurch Avenue, London NW6

Gross internal area (approx):
400.5 sq.mts. (4310 sq.ft.)
(Including garage)



(Including Garage)
Approximate Gross Internal Area = 400.5 sq m / 4,310 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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