

CHRISTCHURCH AVENUE

London NW6



A 7 BEDROOM HOUSE ON CHRISTCHURCH AVENUE, NW6

Set back from the road with off-street parking, this impressive double-fronted detached family home offers an excellent balance of character, space and modern living.

7	6	5	TBC

Local Authority: London Borough of Brent

Council Tax band: E

Tenure: Freehold

Guide Price: £4,950,000







The impressive entrance hall sets the tone for what is to come with an immediate sense of space. To the front of the house are two reception rooms, one currently arranged as a formal sitting room and the other as a dining room with direct access to the rear which is the real heart of the home. An exceptional open-plan kitchen, dining and family space enjoys a bright southerly aspect and direct access onto the decked terrace and garden.

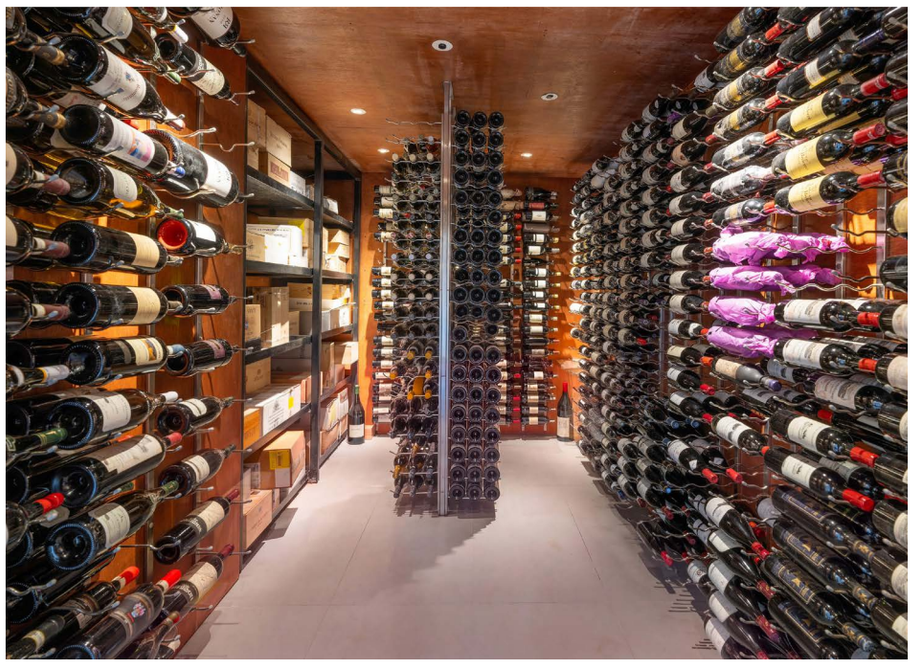
The kitchen has been thoughtfully designed with a large central island, vaulted ceiling, two oversized skylights and full-width sliding glass doors that seamlessly connect the indoors with the outside space. This floor also benefits from a utility room with access to the garage, a gym, cloakroom and guest WC.









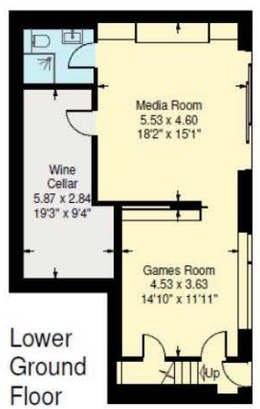


On the first floor are four generous bedrooms, including an impressive principal suite with built-in wardrobes, an en suite bathroom and attractive views over the garden. Two further bedrooms also benefit from en suite facilities, while the remaining bedroom is served by a separate family bathroom. A dedicated study completes this floor.

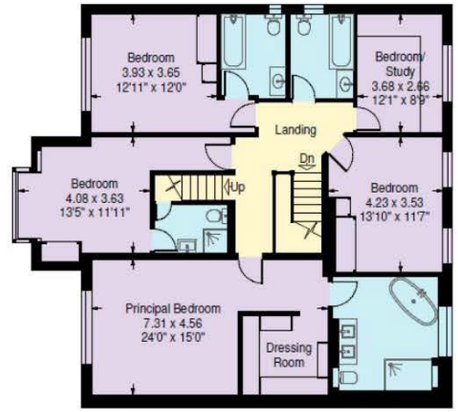
The top floor offers two further double bedrooms, excellent built-in storage and access to a family bathroom, providing flexible accommodation for larger families, guests or those requiring additional work-from-home space.

The lower ground floor provides fantastic additional living space and is currently arranged as a media room, games room and wine cellar, along with a bathroom. This highly versatile floor could work equally well as a teenage den, guest accommodation, home office suite or creative workspace.

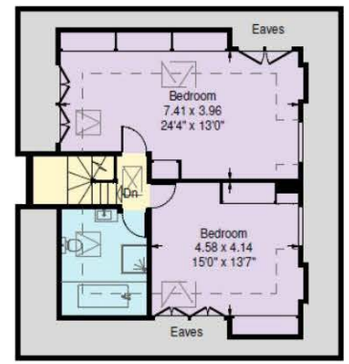

Paramount



Lower Ground Floor



First Floor



Second Floor



Ground Floor

Approximate Gross Internal Area = 528.0 sq m / 5683 sq ft
Including below 1.5m = 54.4 sq m / 585 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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