

CHEVENING ROAD
LONDON, NW6

GRANT J BATES
— PROPERTY —





A lateral home just under 1,000 sq ft with bright interiors and an impressive 85-foot garden

GJB

Chevening Road, London, NW6

Share of Freehold

- Nearly 1000 Sq Ft
- Lateral Layout
- Private Entrance
- Off Street Parking
- Two Bedroom
- Two Bathroom
- Share of Freehold
- Private 85 Foot Garden
- Victorian Building
- Prime Queens Park

Description

The main living and entertaining area connects seamlessly to the expansive west-facing garden via full-width bi-fold doors, creating an exceptional indoor-outdoor flow. Subject to planning permission (STPP), there is potential to further extend the property to create additional living space and an extra bedroom.

The garden is a true highlight — west-facing, wonderfully private and unusually generous for the area. Bathed in afternoon and evening sun, it also features a standalone studio at the far end, perfectly suited for home working, a gym or creative use.

The sleek, contemporary kitchen integrates effortlessly with the open-plan living area, creating a sociable and practical space for everyday living and entertaining.

Two well-proportioned double bedrooms are thoughtfully arranged to maximise privacy, each benefitting from its own ensuite bathroom or shower room. One bedroom features an attractive

bay window, while both enjoy excellent natural light. The bathrooms are finished with contemporary tiling, quality fittings and built-in storage.

Further benefits include off-street parking and well-considered storage throughout.

Situation

Ideally positioned moments from Queen's Park, the property enjoys easy access to the leafy park itself as well as the vibrant amenities of Salusbury Road, known for its popular farmers' market, independent cafés and restaurants. Queen's Park Underground Station provides convenient access to the Bakerloo line, while the property also sits within the catchment area of several highly regarded local schools, including Ark Franklin Primary Academy, Salusbury Primary School and Malorees Junior School.

Additional Information

Local Authority: Brent

Council Tax Band: E

EPC Rating: C

Grant J Bates

Founder

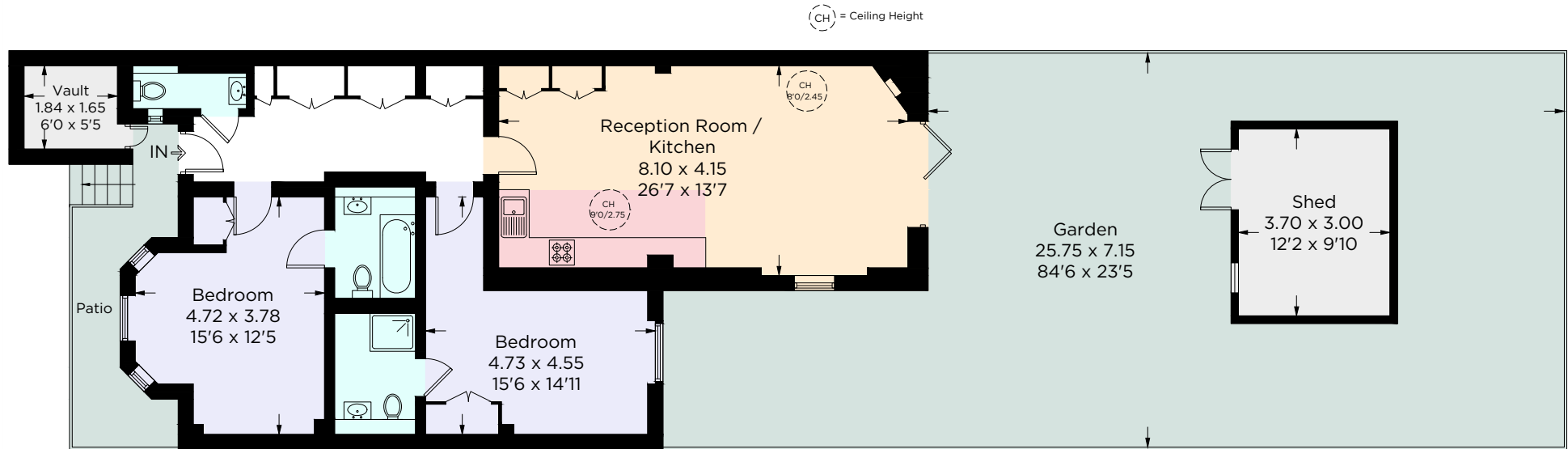
0207 981 2584

grant@grantjbates.com









Lower Ground Floor

Chevening Road

Approximate Gross Internal Area = 91.4 sq m / 984 sq ft, Shed = 11.1 sq m / 119 sq ft, Vault = 3.1 sq m / 33 sq ft, Total = 105.6 sq m / 1136 sq ft

Approximate Gross External Area = 213.1 sq m / 2294 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.