



BRONDESBURY VILLAS

Queen's Park, NW6



BRONDESBURY VILLAS

Occupying almost 2,900 sq ft across three impeccably designed levels, this remarkable five-bedroom Victorian residence on Brondesbury Villas combines period elegance with contemporary sophistication in one of Queen's Park's most desirable locations.



Local Authority: London Borough of Brent

Council Tax band: G

Tenure: Freehold

Guide Price: £3,000,000





Behind its handsome brick façade and distinctive grey-framed windows lies a home of exceptional craftsmanship and balance. The ground floor begins with a grand hallway leading to a refined, glass-partitioned reception room – perfect for entertaining or working from home. To the rear, a stunning open-plan kitchen and dining space forms the heart of the house, featuring a statement island, bespoke joinery, and warm brass detailing. Beyond, a relaxed family area flows effortlessly through Crittall-style doors to a beautifully landscaped 39 ft garden, creating a perfect connection between inside and out.



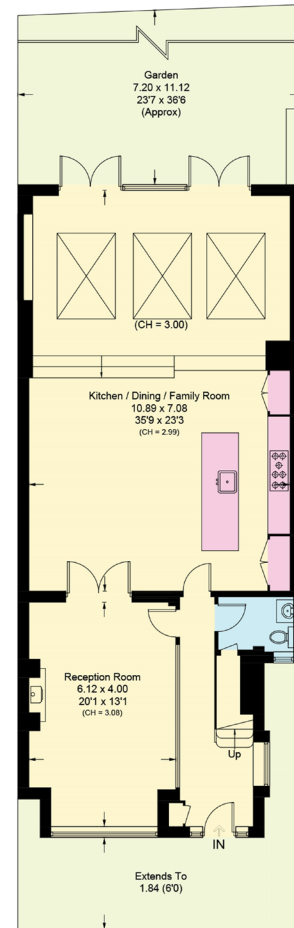




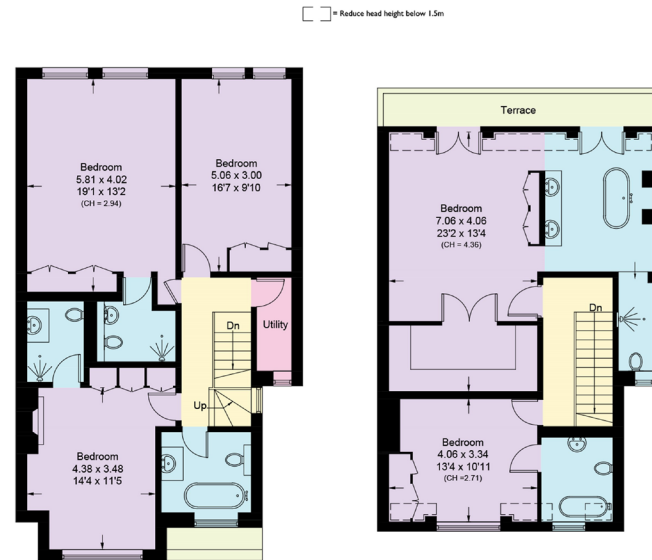
Upstairs, the first floor is home to three spacious double bedrooms, a stylish family bathroom, and a sleek additional shower room. The top floor is devoted to the luxurious principal suite — complete with a private balcony, generous dressing area, and indulgent en suite. A fifth bedroom on this level provides flexibility as a nursery, guest room, or quiet study.







Ground Floor
Approximate Area = 116.9 sq m / 1258 sq ft



First Floor
Approximate Area = 83.8 sq m / 902 sq ft

Second Floor
Approximate Area = 71.9 sq m / 782 sq ft
Including Limited Use Area (3.7 sq m / 40 sq ft)

Approximate Gross Internal Area = 272.6 sq m / 2942 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)



Queen's Park

0203 815 3020

Queenspark@knightfrank.com

Knight Frank

60c Salusbury Road

London NW6 6NP

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2025 Photographs and videos dated December 2025 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

 Knight
Frank

