



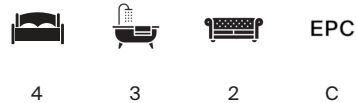
CARLISLE ROAD

London NW6



A 4 BEDROOM HOUSE ON CARLISLE ROAD, QUEENS PARK, NW6.

This exceptional, light-filled home extends to approximately 1,912 sq ft and offers beautifully maintained, well-balanced living space, complemented by a mature and private garden.



Local Authority: London Borough of Brent

Council Tax band: F

Tenure: Freehold

Asking Price: £2,100,000



The welcoming entrance leads into an elegant double front reception room, complete with a fireplace and bespoke built-in cabinetry. To the rear, a superb kitchen/breakfast room has been expertly extended into the side return, with a striking glass roof that floods the space with natural light.

Bi-fold doors create a seamless connection to the garden, ideal for both everyday living and entertaining. A guest cloakroom and utility room complete the ground floor.





The first floor provides two generous double bedrooms with a family bathroom and an impressive principal suite to the front, featuring built-in wardrobes and a stylish en suite bathroom. The thoughtfully designed loft conversion adds a stunning fourth bedroom, enjoying far-reaching rooftop views, alongside an en suite shower room and additional storage.







Finished to an excellent standard throughout, this outstanding home offers an abundance of natural light, superb storage and a versatile layout perfectly suited to modern family living, presenting a rare opportunity on the highly sought-after Carlisle Road.

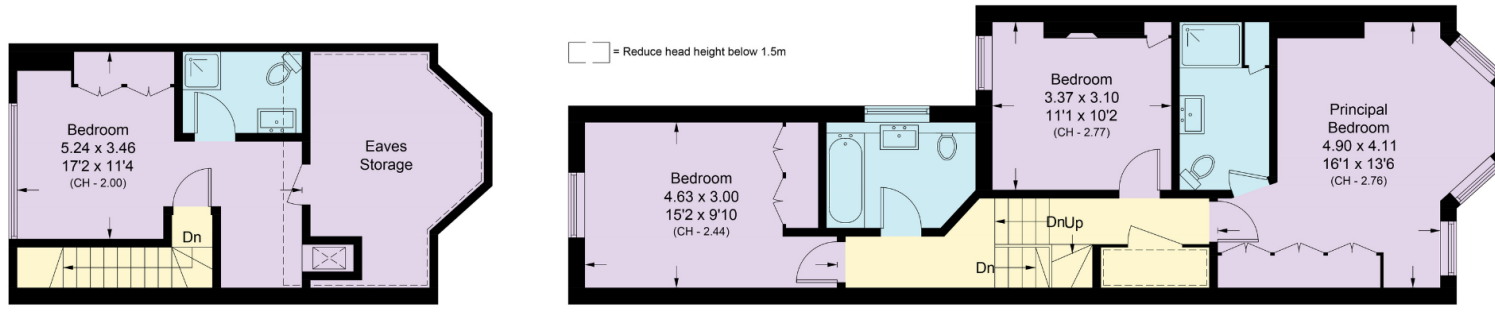


*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



Carlisle Road, NW6

Approximate Area = 177.7 sq m / 1912 sq ft
 (Including Limited Use Area 16 sq m / 171 sq ft and Eaves Storage)

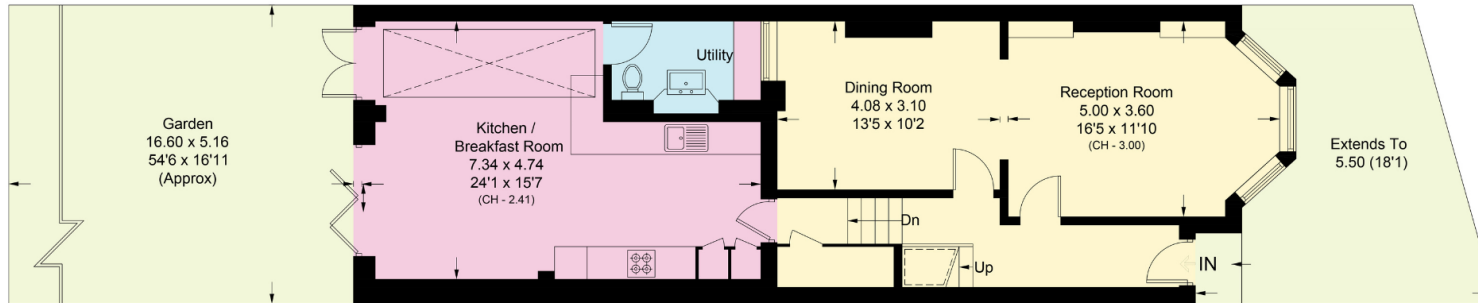


Second Floor

Approximate Area = 34.8 sq m / 374 sq ft
 Including Limited Use Area (13.8 sq m / 148 sq ft)

First Floor

Approximate Area = 65.4 sq m / 704 sq ft
 Including Limited Use Area (1.5 sq m / 16 sq ft)



Ground Floor

Approximate Area = 77.5 sq m / 834 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 177.7 sq m / 1912 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)

Knight Frank Queen's Park

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