

MILVERTON ROAD — NW6

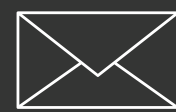


Asking Price £3,000,000

MILVERTON ROAD — NW6

se·rene /sə'ren/
adjective

Calm, peaceful and untroubled; not affected by disturbance



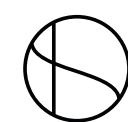
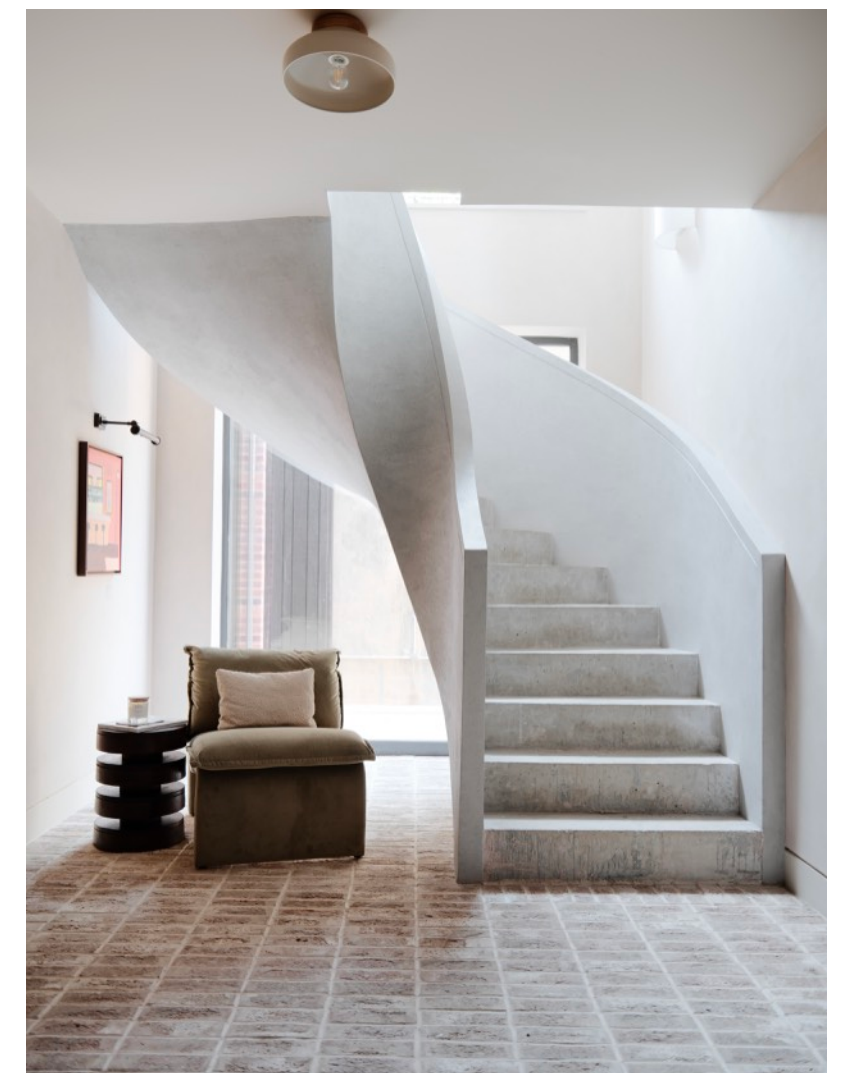
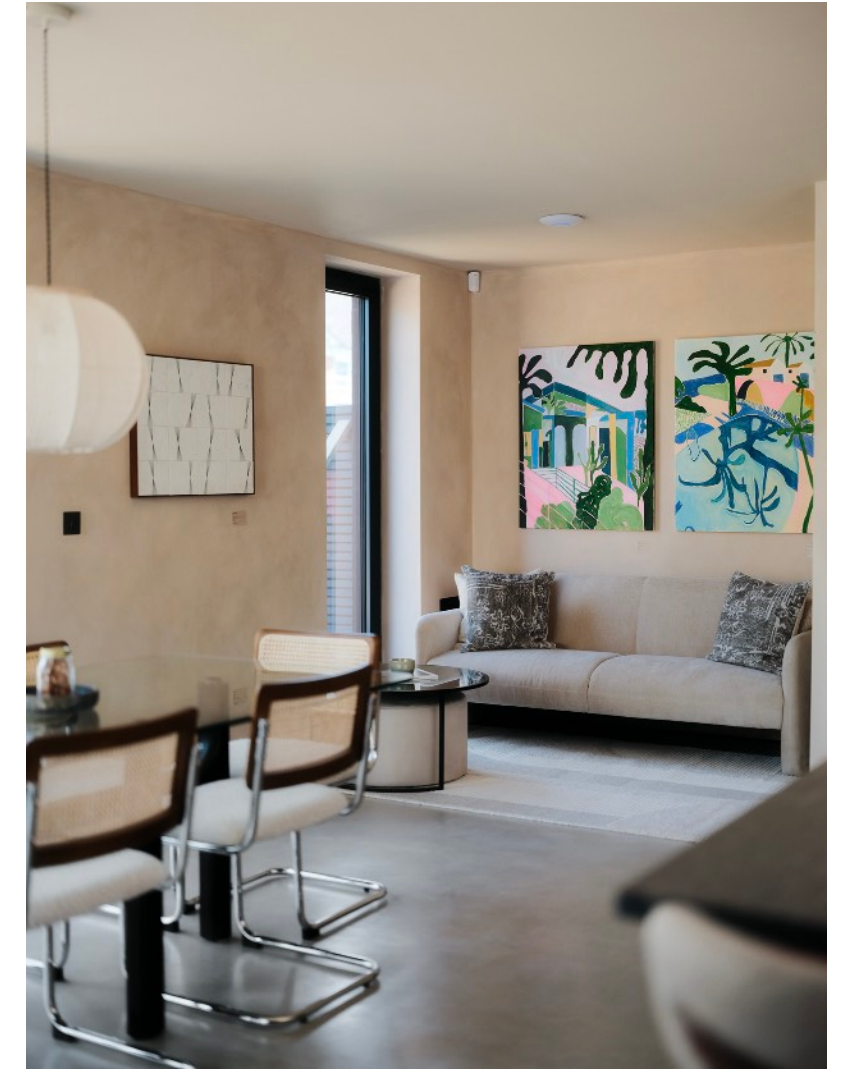
CLICK TO
ENQUIRE



CLICK FOR
FULL LISTING

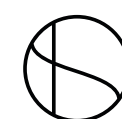


MILVERTON ROAD — NW6



MILVERTON ROAD — NW6

KITCHEN/ DINING/ FAMILY ROOM + GARDEN



MILVERTON ROAD — NW6



From the moment you step through the full height charred timber door and enter Milverton Road, your eye is drawn to the curved concrete staircase, an architectural anchor setting the tone for what lies beyond.

On the borders of Queen's Park and Brondesbury sits a newly constructed, contemporary home. Thoughtfully designed using the finest natural materials, with finishes that complement each other beautifully: charred timber cladding, limewash paint, polished concrete and terracotta flooring.

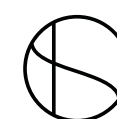
The result is a calm, welcoming home providing generous areas to be together alongside cosier, more intimate rooms.

The ground floor offers spacious entertaining areas, both formal and informal, including a triple-aspect kitchen, dining and family room with access to a wraparound garden via large format glass doors, flooding the space with natural light.

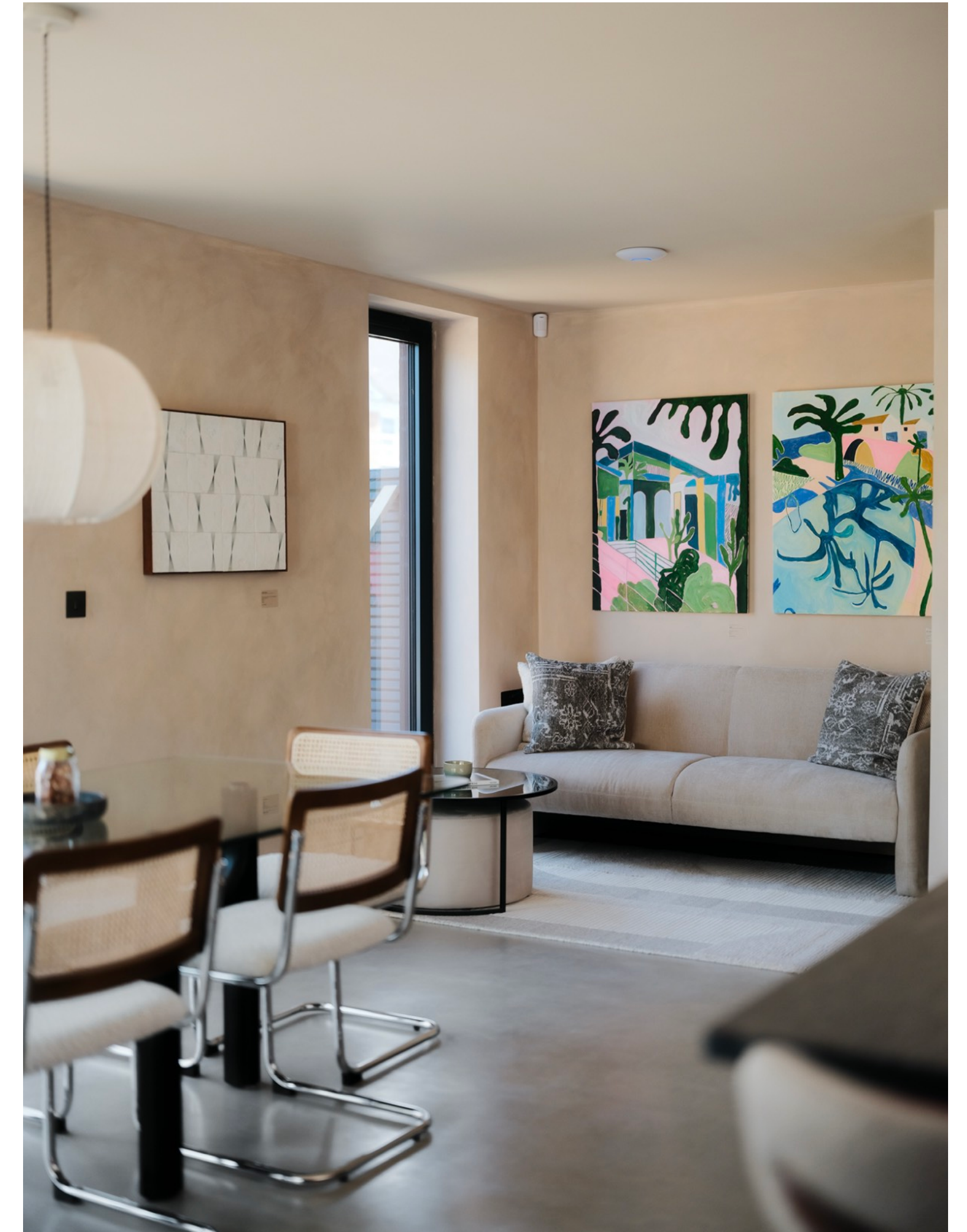
The lower floor is arranged for maximum flexibility, with spaces that can serve as bedrooms, additional entertaining areas, yoga studio, gym, cinema room or office - all arranged around a central courtyard.

On the first floor, two bedrooms including an oversized principal suite with large dressing area and full en-suite bathroom.

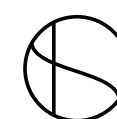
Located on a quiet residential street, close to all the cosmopolitan amenities of Queen's Park - the open spaces of Tiverton Green and Queen's Park itself, boutiques, cafés and restaurants along Salusbury Road and Lonsdale Road, plus Willesden Green and Brondesbury Park stations (Jubilee & Mildmay lines).



MILVERTON ROAD — NW6



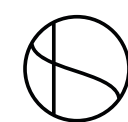
KITCHEN/ DINING/ FAMILY ROOM



MILVERTON ROAD — NW6



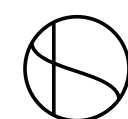
RECEPTION ROOM



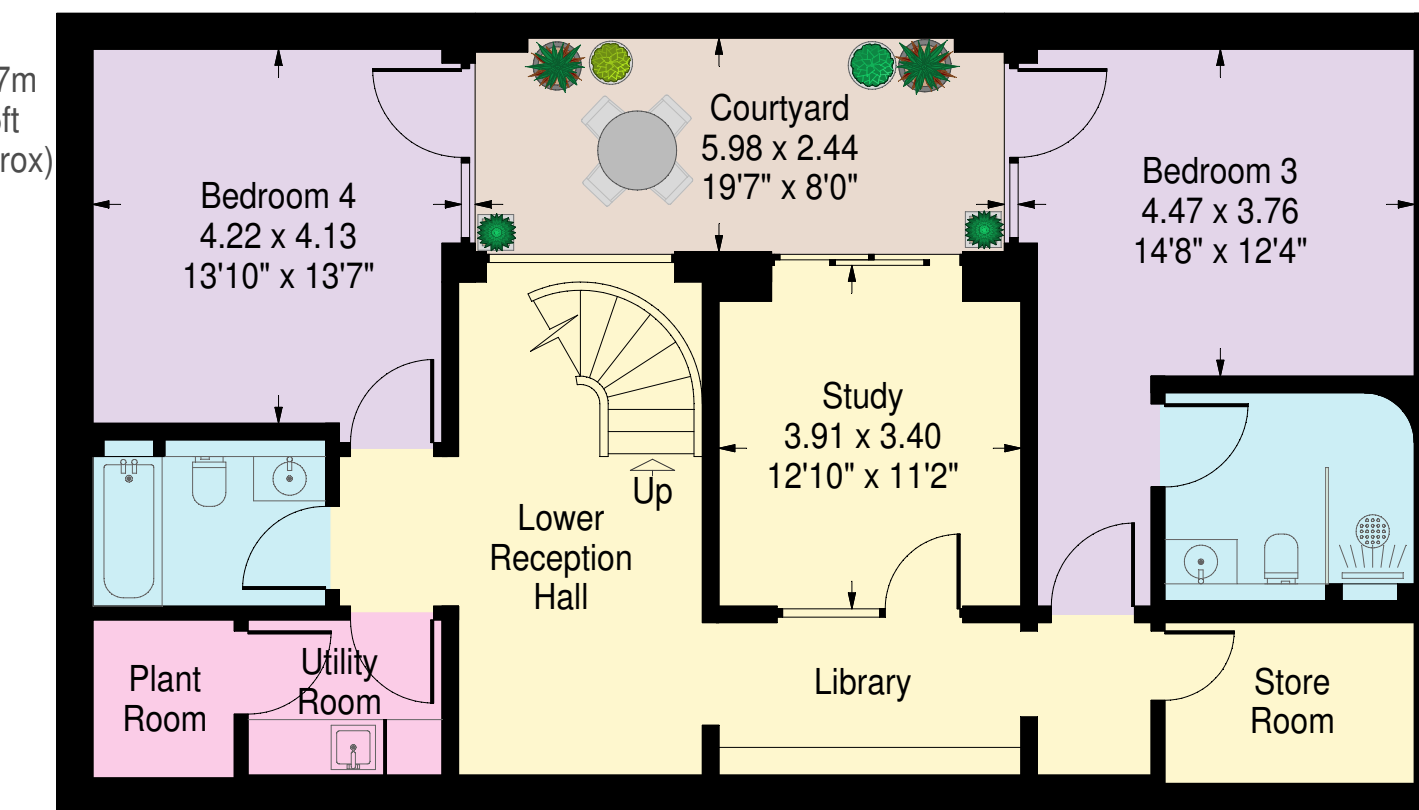
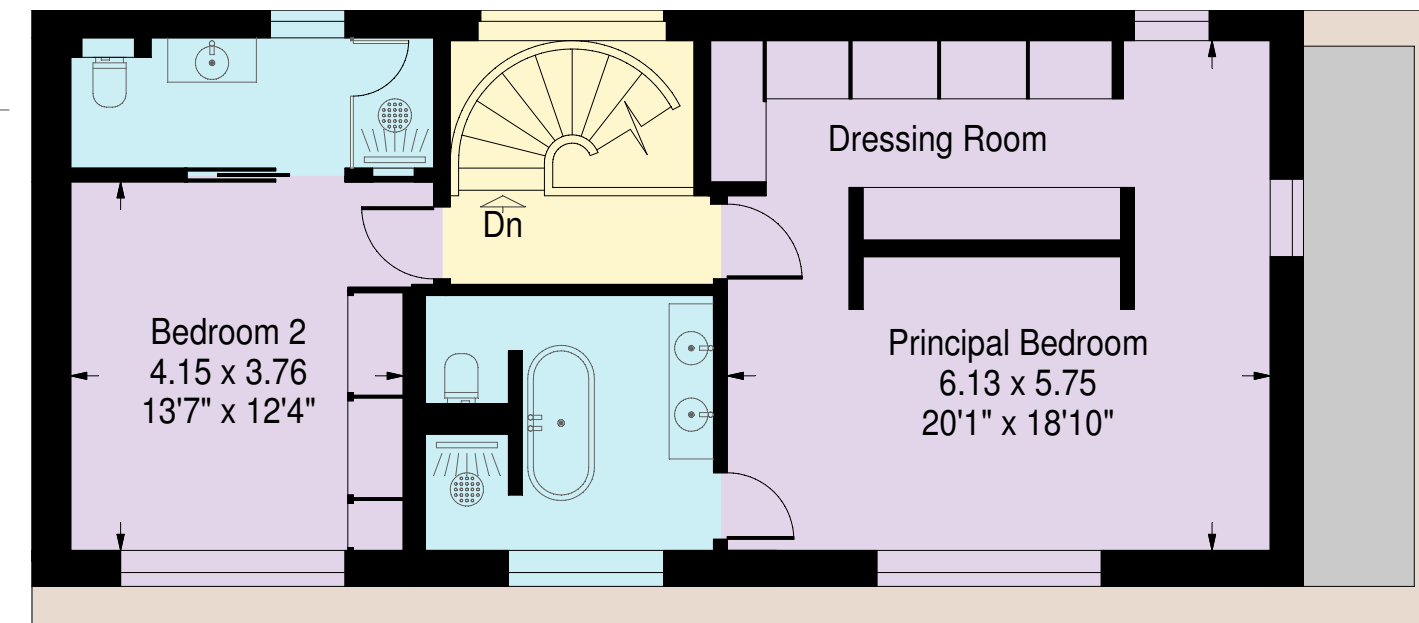
MILVERTON ROAD — NW6



PRINCIPAL BEDROOM SUITE



MILVERTON ROAD — NW6



Accommodation

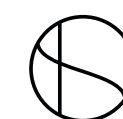
- Principal bedroom suite incorporating walk through wardrobe and full bathroom
- Bedroom 2 with en-suite shower room
- Bedroom 3 with en-suite bathroom
- Bedroom 4
- Bedroom 5/ Study
- Family bathroom
- Open plan kitchen incorporating dining and family areas
- Formal reception room
- Utility room
- Guest WC

Amenities & Specification

- Landscaped wraparound garden
- Terrace
- Off street parking for one car with EV charger
- Air conditioning to principal suite and bedroom 2
- Underfloor heating
- Bespoke joinery to all rooms
- Complete 10-year structural warranty
- Video/audio door entry system
- Bespoke shaker kitchen w/ granite countertops, Fisher & Paykel/ Neff appliances and Quooker hot tap
- Air source Heat pump
- Whole house CAT6 and co-ax cabling
- External smartphone monitored CCTV system

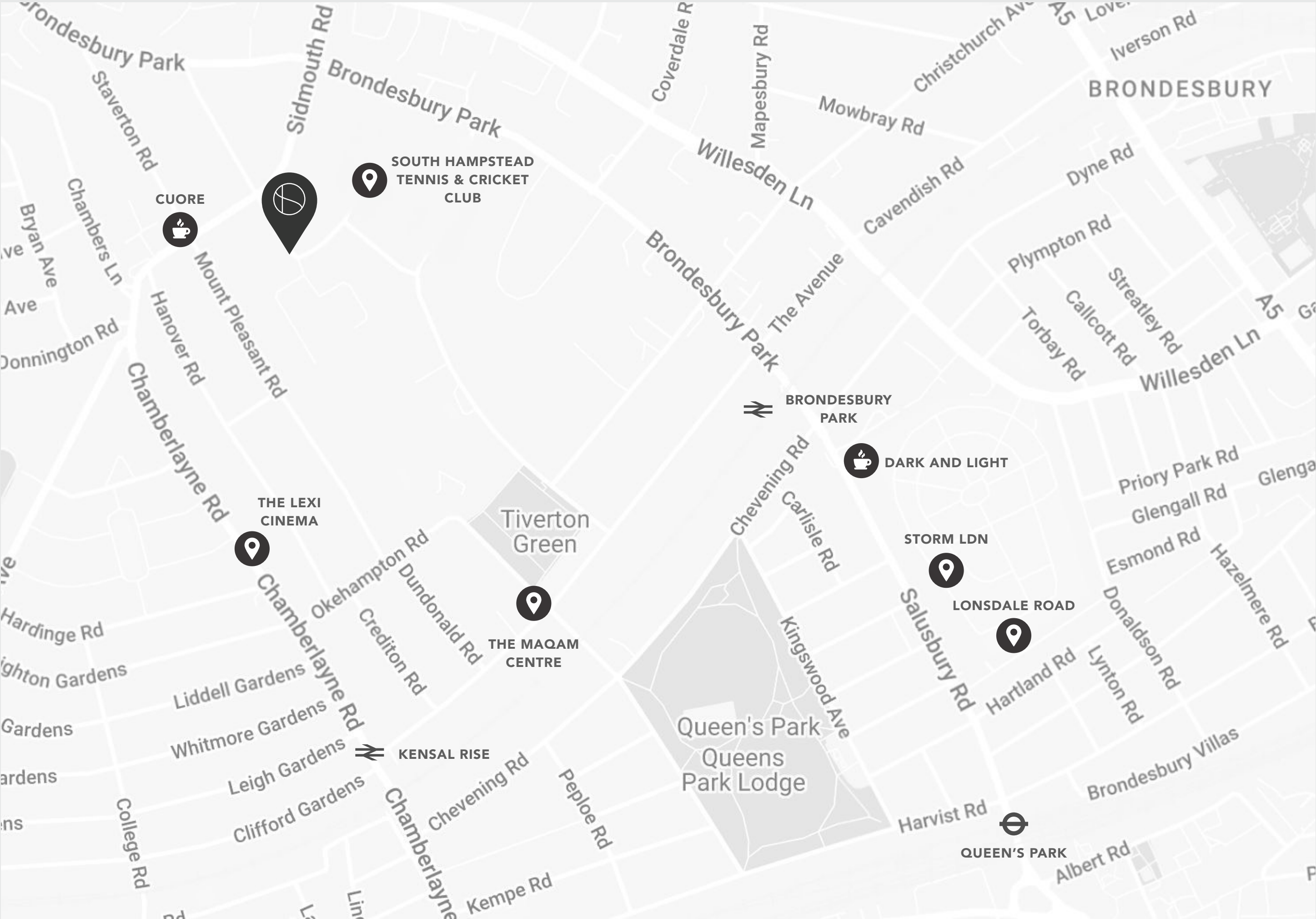
Approx Gross Internal Area **3,127 Sq Ft** (209.5 Sq M)

Plan for illustration purposes only. Not to scale.



MILVERTON ROAD — NW6

Local Area



Terms

- **Tenure:** Freehold
- **Council Tax band:** London Borough of Brent

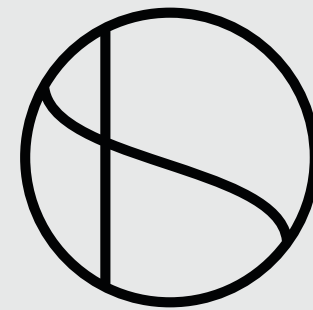
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SIMON DEEN

Real Estate



CLICK TO
ENQUIRE



CLICK FOR
FULL LISTING

Tel: **020 3005 3206** Email: **INFO@SIMONDEEN.COM**

The particulars of any property do not constitute an offer or contract or any part of one. You should not rely on statements by or on behalf of Simon Deen Real Estate in any particulars or otherwise expressed orally or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Simon Deen Real Estate nor any joint agent has any authority to make any representations about the property and accordingly any information provided is entirely without responsibility on the part of Simon Deen Real Estate, its officers or employees, or its client. Photographs and videos show only certain parts of properties as they appeared at the time they were taken. Any areas, measurements or distances provided are approximate only. Computer-generated images give only an indication as to how a property may look cannot be relied upon as an accurate representation as any particular matter. Any reference to alterations to, or use of, any part of a property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must satisfy themselves on the basis of their own investigations that these matters have been properly dealt with. Any indication on a map as to the position of a property is provided by third-party mapping software or applications and cannot be relied upon.