





A 4 BEDROOM HOUSE ON ESMOND ROAD, QUEENS PARK.

This beautifully presented end-of-terrace family home offers an impressive 1,466 sqft of well balanced accommodation arranged over three floors, with an abundance of natural light and excellent scope for further extension (STPP).



4



2



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EPC

C

Local Authority: London Borough of Brent

Council Tax band: F

Tenure: Freehold

Guide Price: £1,450,000



The ground floor features a stunning open-plan double reception room, complete with original floorboards and an attractive bay window, creating a bright and inviting entertaining space. To the rear, a well-appointed kitchen leads directly out to the private south-facing garden. Practical upgrades have been made to the house, which include integrated Miele appliances, smart multi-zone heating and pre-installed whole-house Wi-Fi, ideal for working from home.

Unusually for the road, the garden fans out to offer a significantly wider aspect, providing an exceptional outdoor space with potential for extension (subject to the usual permissions). Further benefits include a guest w/c.











The first floor has three well-proportioned double bedrooms and a family bathroom, all arranged off a central landing. The top floor has been thoughtfully extended to create a generous primary suite, featuring a large bedroom area, eaves storage and a modern en-suite bathroom.

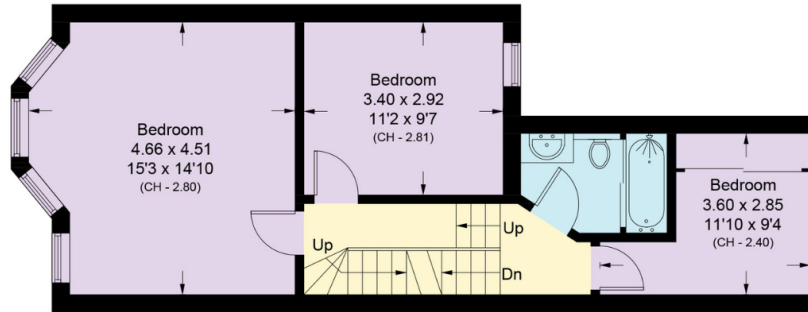
Further benefits include no onward chain (chain-free), the wider plot due to the end of terrace position, excellent storage throughout, and the opportunity to further enhance and extend the property to suit individual requirements.





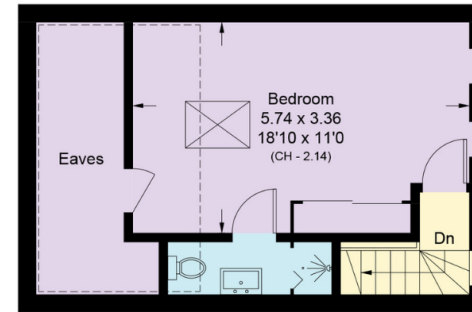
Esmond Road, NW6

Approximate Area = 136.3 sq m / 1466 sq ft
Including Limited Use Area / Eaves (14.1 sq m / 152 sq ft) / Excluding Storage



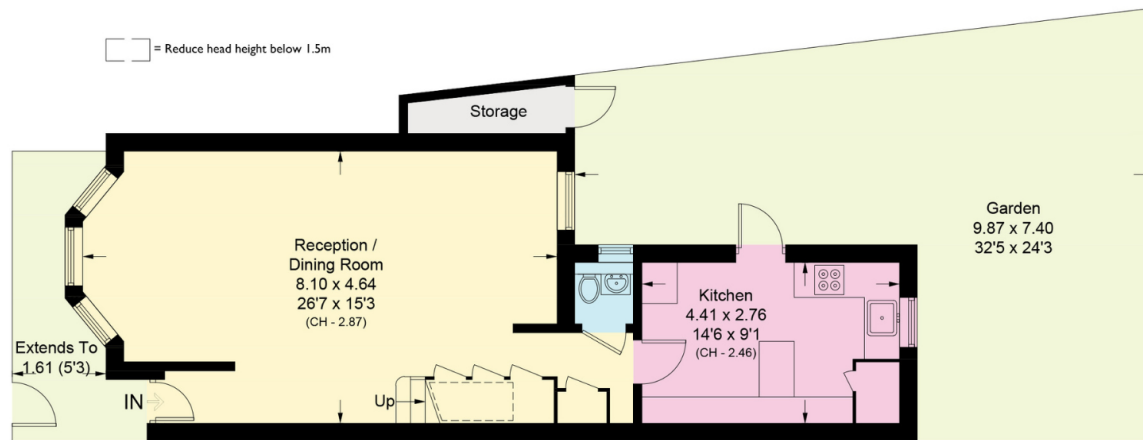
First Floor

Approximate Area = 50.3 sq m / 541 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)



Second Floor

Approximate Area = 34.6 sq m / 372 sq ft
Including Limited Use Area (13.0 sq m / 140 sq ft)



Ground Floor

Approximate Area = 51.4 sq m / 553 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)

Approximate Gross Internal Area = 136.3 sq m / 1466 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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60c Salusbury Road

London NW6 6NP

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