

CHEVENING ROAD  
LONDON, NW6

GRANT J BATES  
— PROPERTY —





# Prime Queens Park location, design led, fully refurbished garden flat

GJB

## Chevening Road, London, NW6

### Leasehold

- 3 Bedrooms
- 3 Bathrooms
- Turnkey
- Miele Appliances
- Underfloor Heating
- Air Conditioning
- Off Street Parking
- Landscaped Garden
- Garden Studio
- Fully Refurbished

### Description

Superbly positioned beside Queen's Park on the highly regarded Chevening Road, this thoughtfully designed three-bedroom, three-bathroom ground-floor garden flat offers generous proportions, excellent natural light and a calm, contemporary aesthetic for modern living.

Arranged across a well-balanced lateral layout, the property features underfloor heating throughout and air conditioning in every room. Large windows and a southerly aspect draw light deep into the interior, enhancing the sense of space and flow.

The principal living area opens via bifold doors onto a south-facing terrace and expansive private garden, creating a seamless indoor-outdoor connection. The garden is a standout feature; exceptionally generous, private and sun-filled and includes a standalone studio, ideal for home working or creative use.

The kitchen pairs clean-lined design with high-performance specification, featuring sleek cabinetry, stone worktops and integrated Miele appliances.

A separate utility room is discreetly positioned, providing additional storage and practicality.

Three well-proportioned double bedrooms are arranged for privacy, each benefitting from air conditioning and excellent natural light. The bathrooms are finished with contemporary tiling, Grohe fittings and carefully selected materials. Further benefits include off-street parking and well-considered storage throughout.

### Situation

Ideally located beside Queen's Park, with leafy walks to Salusbury Road, its popular farmers' market, independent cafés and restaurants. Queen's Park Underground offers Bakerloo line access, and the property sits within the catchment of highly regarded state schools including Ark Franklin, Salusbury and Malorees.

### Additional Information

**Local Authority:** Brent

**Council Tax Band:** TBC

**EPC Rating:** TBC

**Diarmuid Dooley**

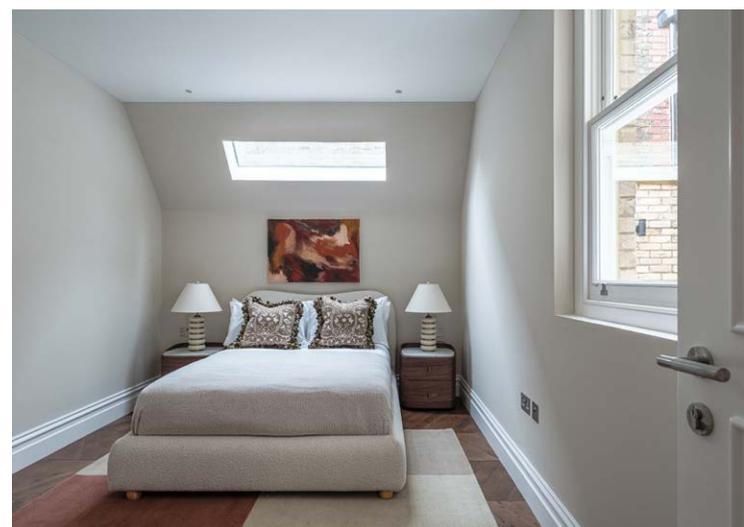
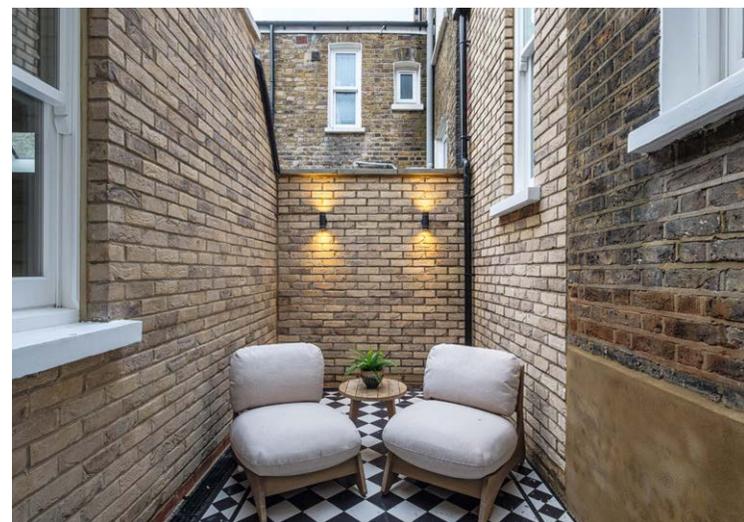
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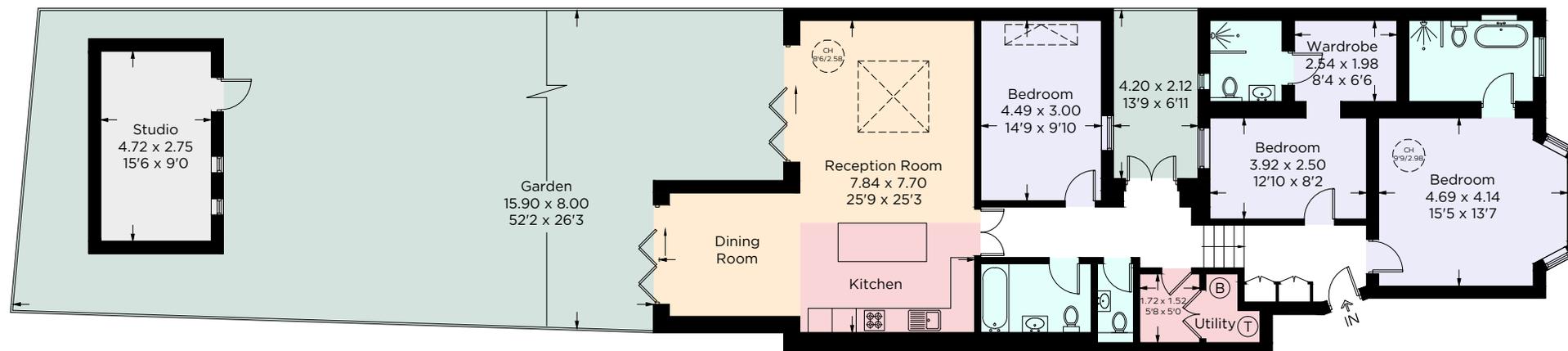
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Ground Floor

## Chevening Road

Approximate Gross Internal Area = 137.0 sq m / 1475 sq ft, Studio = 13.1 sq m / 141 sq ft, Total = 150.1 sq m / 1616 sq ft

Approximate Gross External Area = 133.1 sq m / 1433 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.