



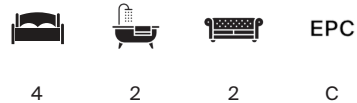
PURVES ROAD

London NW10



A BEAUTIFULLY REFURBISHED END-OF-TERRACE FAMILY HOME

Offering approximately 1,700 sq ft of thoughtfully designed living space over three floors. With exceptional ceiling heights, a stunning kitchen extension and a south-facing garden with side access



Local Authority: London Borough of Brent

Council Tax band: D

Tenure: Freehold

Guide price: £1,500,000



The ground floor has been expertly extended and dug down to create an impressive kitchen/dining space with soaring ceiling heights of approximately 3.65m, providing a wonderful sense of volume and light. The bespoke kitchen offers extensive storage and is perfectly suited for modern family living and entertaining, with large sliding doors opening directly onto a south-facing garden.

The garden further benefits from side access, a rare and highly practical feature for a property of this type. To the front, there is a generous double reception room with elegant proportions ideal for both formal living and relaxed family use. There is the further benefit of a guest W/C











The upper floors offer well-balanced accommodation, featuring a principal bedroom suite on the top floor complete with an en suite and private balcony. The first floor hosts three further bedrooms alongside a family bathroom, all thoughtfully arranged to maximise both space and natural light.

This versatile layout is perfectly suited to modern family living, offering a sense of both comfort and practicality. Each room benefits from a pleasant outlook, creating a bright and inviting atmosphere throughout.



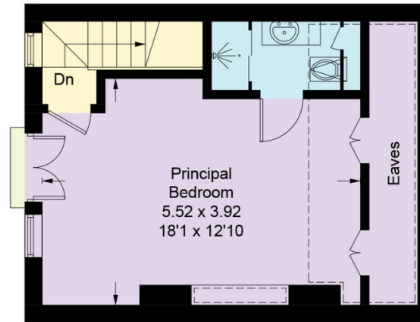


Purves Road, NW10

Approximate Area = 157 sq m / 1690 sq ft

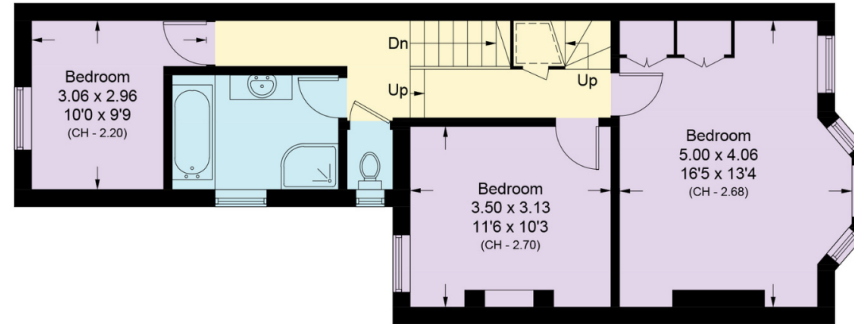
Store = 2.2 sq m / 24 sq ft

Total = 159.2 sq m / 1714 sq ft



Second Floor

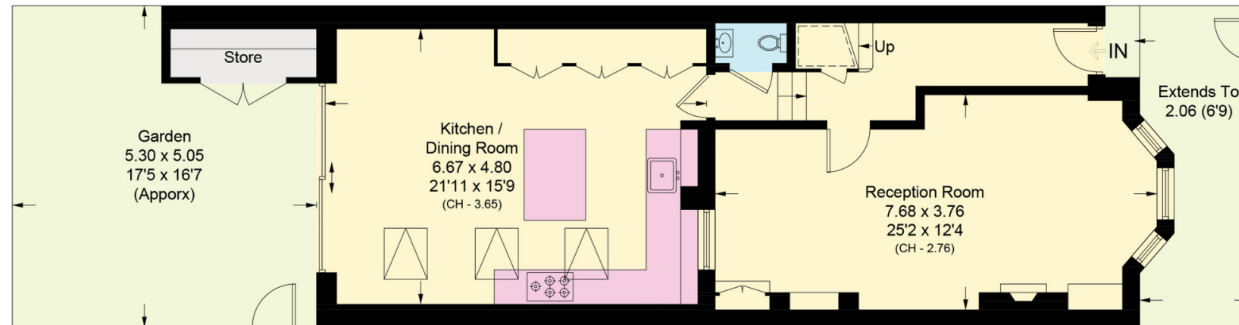
Approximate Area = 32.6 sq m / 351 sq ft
Including Limited Use Area (9.8 sq m / 105 sq ft)



First Floor

Approximate Area = 56.1 sq m / 604 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)

= Reduce head height below 1.5m



Ground Floor

Approximate Area = 68.3 sq m / 735 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)

Approximate Gross Internal Area = 159.2 sq m / 1714sq 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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