



Lampards

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Queens park,  
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# Bryan Avenue, London, NW10

Offers Over £2,500,000

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A substantial six bedroom detached house extending to approximately 3,774 sq ft, positioned on Bryan Avenue within the sought after Dobree Estate, and presented in excellent condition following a comprehensive refurbishment.

The house offers well balanced accommodation across three floors, with a layout that has been carefully designed to maximise both space and natural light. At the heart of the home is a generous open plan kitchen and reception room, providing a natural setting for both everyday living and entertaining. Large bi folding doors open onto the garden, creating a strong connection between the interior and exterior spaces.

The ground floor is centred around an impressive entrance hall, which leads through to the principal reception areas. These spaces offer both scale and flexibility, allowing for a variety of living arrangements depending on requirements.

The upper floors provide six well proportioned double bedrooms. The principal suite is complemented by an ensuite bathroom, with two further ensuite bedrooms and additional bathrooms serving the remaining accommodation. The layout offers excellent flexibility for family living, guest space or working from home.

To the rear, the garden provides a generous outdoor setting, with the addition of a newly constructed outbuilding offering further versatility, whether as a workspace, gym or additional leisure space.

To the front, the property benefits from a large driveway providing off street parking.

Bryan Avenue is one of the most desirable roads within the Dobree Estate, well positioned for the amenities of Kensal Rise, Queen's Park and Willesden Green, as well as nearby green spaces including Roundwood Park.



# Lampards

Bryan Avenue, NW10



- Detached six bedroom house on the Dobree Estate
- Comprehensive refurbishment throughout
- Six double bedrooms
- Generous rear garden with outbuilding
- Well arranged accommodation across three floors
- Approximately 3,774 sq ft excluding outbuilding
- Impressive open plan kitchen and reception room
- Three ensuite bedrooms and four bathrooms in total
- Large front driveway with off street parking
- Well located for Kensal Rise, Queen's Park and Willesden Green

