



ALVERSTONE ROAD

London NW2





A FAMILY HOME IN THE HEART OF BRONDESBURY PARK.

Located on a popular tree-lined road in Brondesbury Park, this substantial Mock Tudor style semi-detached residence extends to approximately 3,655 sq ft, offering beautifully balanced accommodation arranged predominantly over three floors.



6



4



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EPC

D

Local Authority: London borough of Brent

Council Tax band: G

Tenure: Freehold

Guide price: £2,650,000



The property is perfectly configured for both family living and entertaining, centred around a stunning 31 ft open-plan reception room/kitchen/dining space. This impressive room forms the heart of the home, with ample space for both relaxing and dining, and opens directly onto a mature south-west facing garden extending to circa 108 ft, creating an abundance of natural light and an exceptional indoor-outdoor flow.

To the front of the house, a further formal reception room within a wide bay provides an ideal space for more traditional entertaining or a family lounge. A generous entrance hallway, guest cloakroom and separate utility room add to the practicality of the ground floor layout, while side access enhances convenience.











The garden itself is wonderfully private and well-established, featuring a large lawn and mature planting. To the rear sits a self-contained annex/studio, complete with its own shower and cloakroom facilities, providing excellent flexibility as a home office, gym, or nanny/guest accommodation.

Upstairs, the first floor hosts a superb principal bedroom suite with an en-suite bathroom, alongside additional well-proportioned double bedrooms and further family bathroom facilities. The second floor provides further bedroom accommodation, ideal for growing families, guests or flexible use, along with extensive eaves storage.



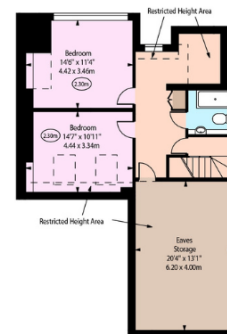
*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



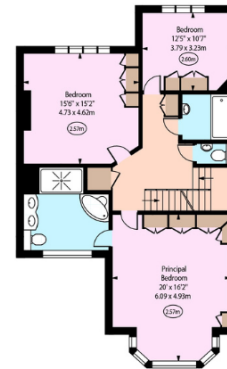


Ground Floor

Alverstone Road, NW2



Second Floor



First Floor

Total Gross Internal Area 3655 Sq Ft - 339.55 Sq M
(Including Annex & Eaves Storage)
 Approx Annex Area 285 Sq Ft - 26.48 Sq M

Approximate Gross Internal Area = 399.55 sq m / 3655 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. (1D767266)

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