CHRISTCHURCH AVENUE — NW6



Asking Price £4,950,000

family-size /'fam(ə)li sʌɪz/
adjective

Of larger-than-normal volume, intended for multiple people.



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FAMILY/ DINING/ KITCHEN/ TERRACE





A home with space for everything, and everyone.

Beyond a gated carriage driveway with parking for three cars, an oversized entrance offers a preview of a ground floor extending to nearly 2,500 square feet.

A direct line of sight passes through a sun-filled kitchen and family room to a private, south-facing garden.

Either side of the generous hallway, smaller, more intimate spaces, for reading, entertaining, or dinner with friends.

A separate floor dedicated to fun: table tennis, movies, and a wine cellar for the grown ups.

A generous principal bedroom suite with dressing room. Six further bedrooms, five further bathrooms.

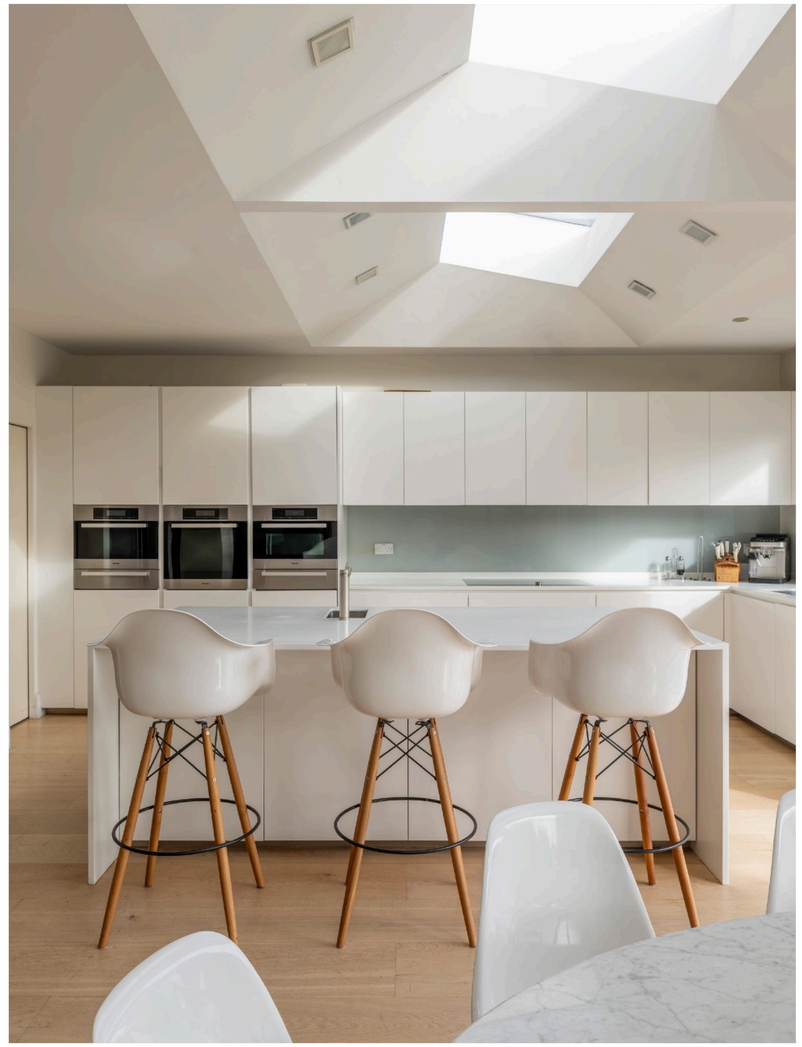
Less than half a mile north of Queen's Park, Brondesbury was laid out in the 1870s by the Ecclesiastical Commissioners, and intended as a district of substantial villas for the City's merchants and professionals.

A century and a half later, it remains one of north-west London's most sought-after addresses.

Brondesbury Park station, 0.32 miles away, is two stops from West Hampstead, where the Jubilee line runs direct to Bond Street, Waterloo and Canary Wharf, and Thameslink serves Farringdon, the City and Gatwick.

Available for the first time in 20 years.





FAMILY/ DINING/ KITCHEN/ TERRACE

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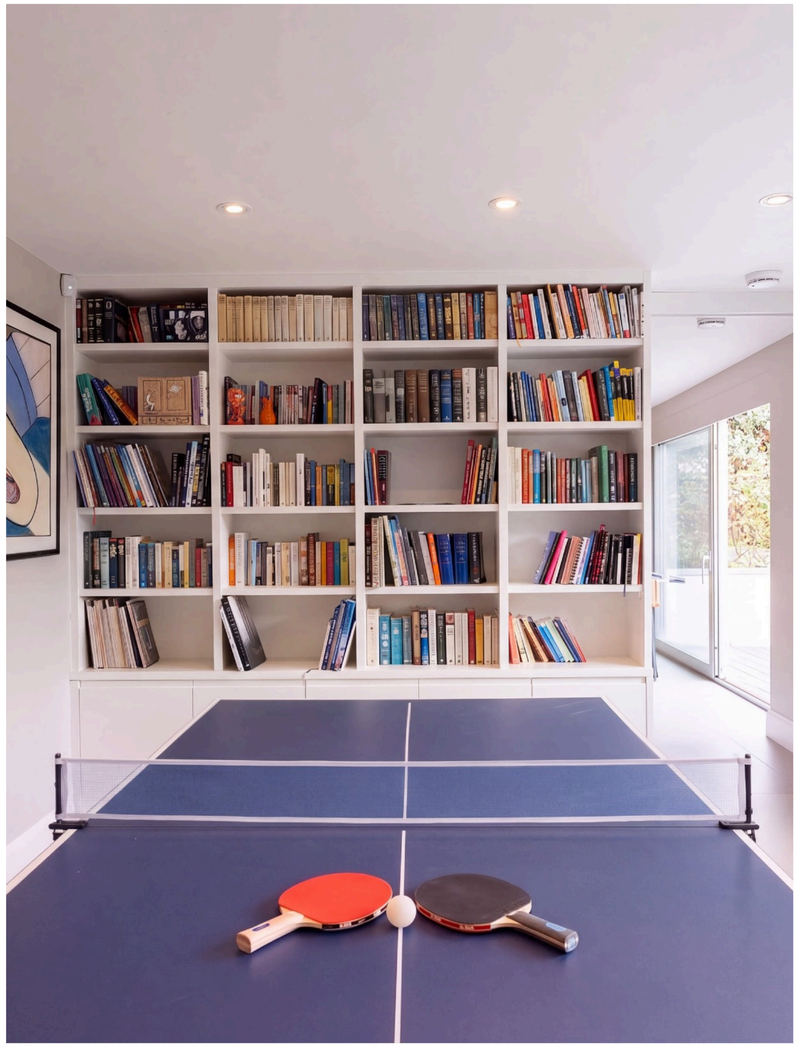
FORMAL DINING



FAMILY/ DINING/ KITCHEN



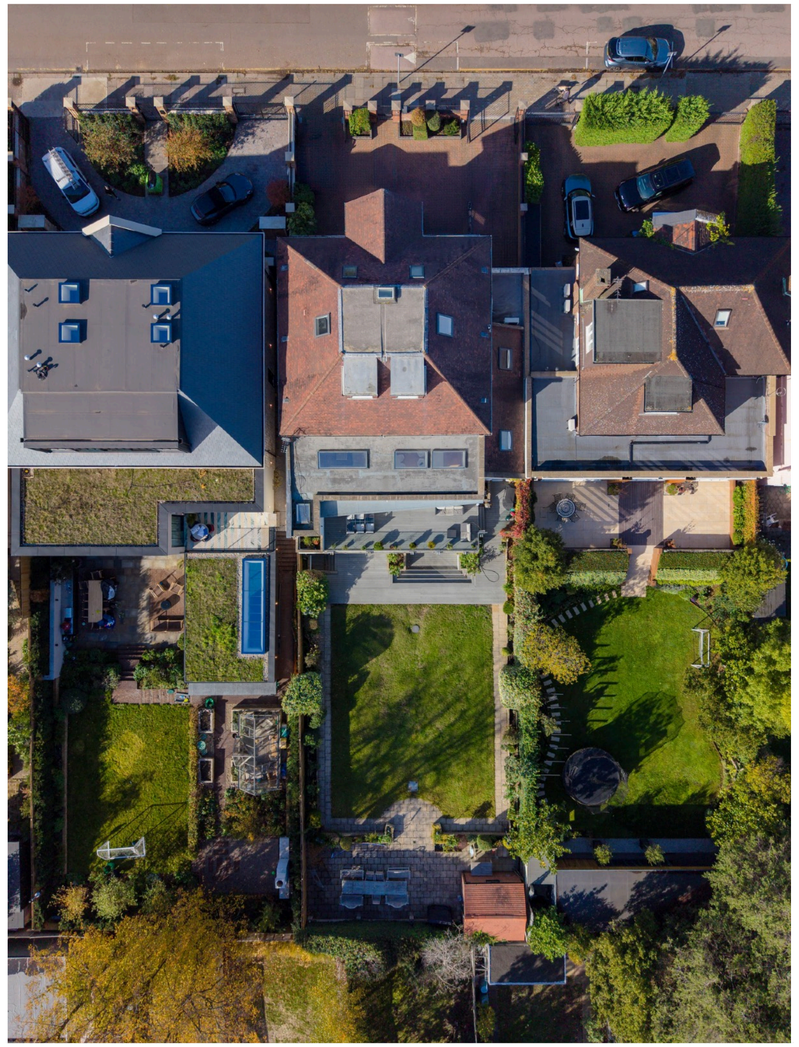
FORMAL RECEPTION



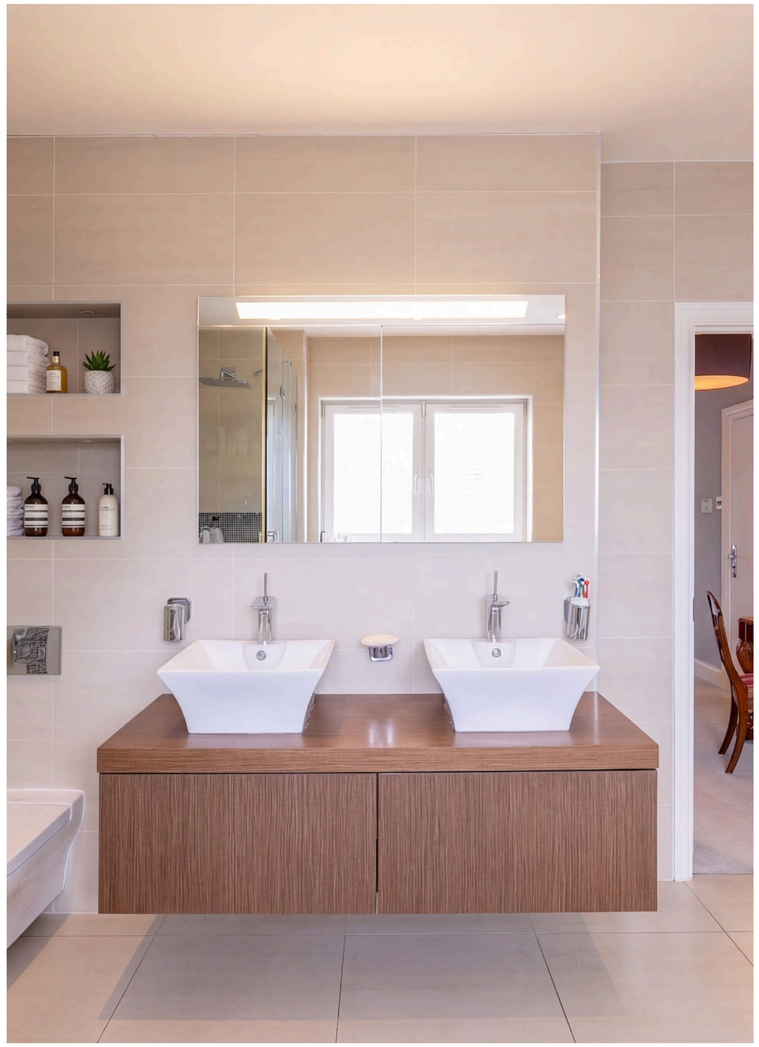


CINEMA/ GAMES ROOM





GARDEN

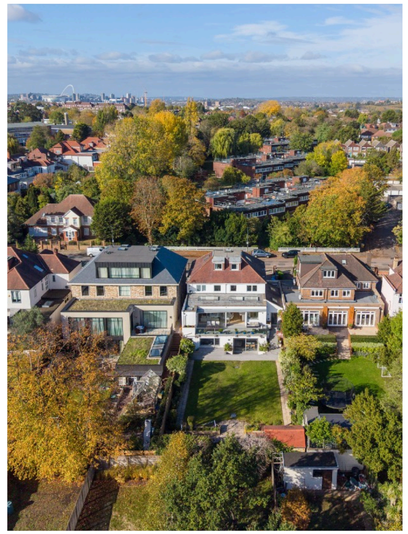


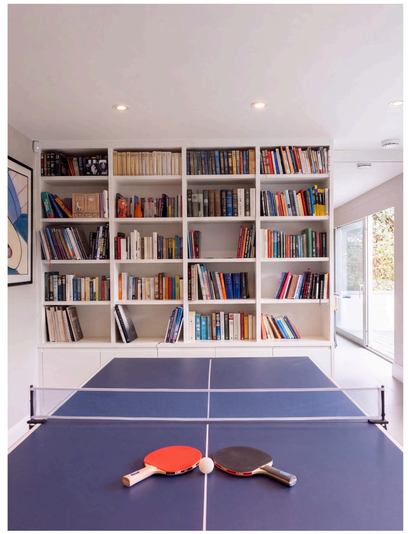
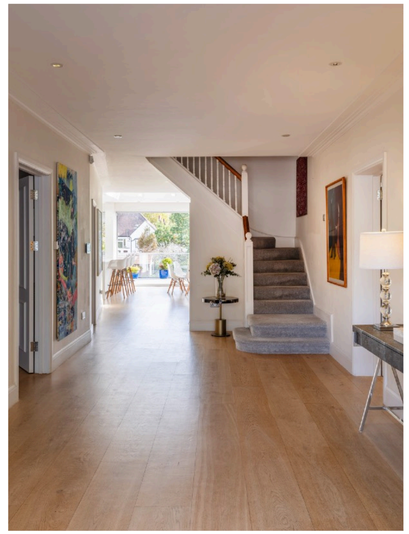


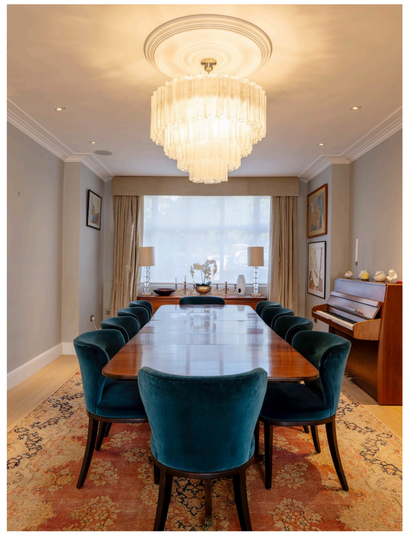
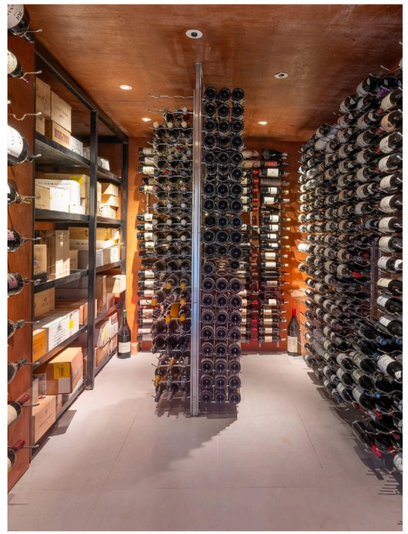


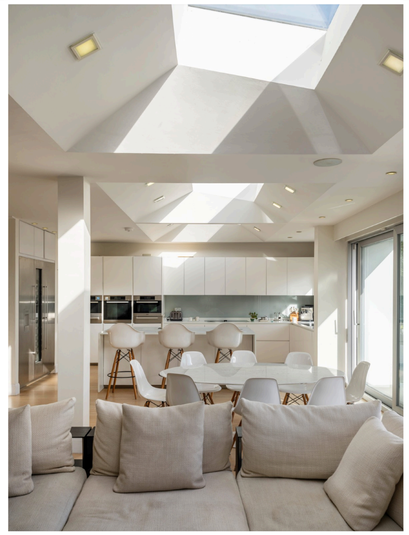
PRINCIPAL BEDROOM SUITE

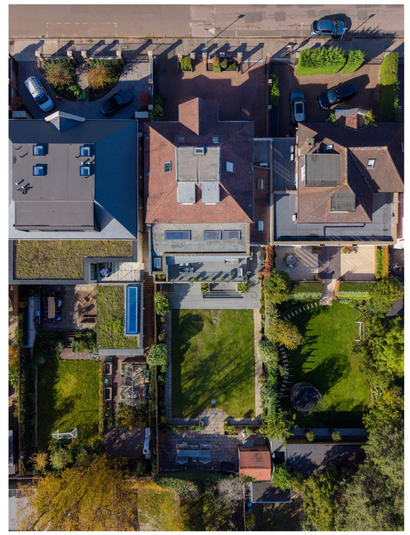
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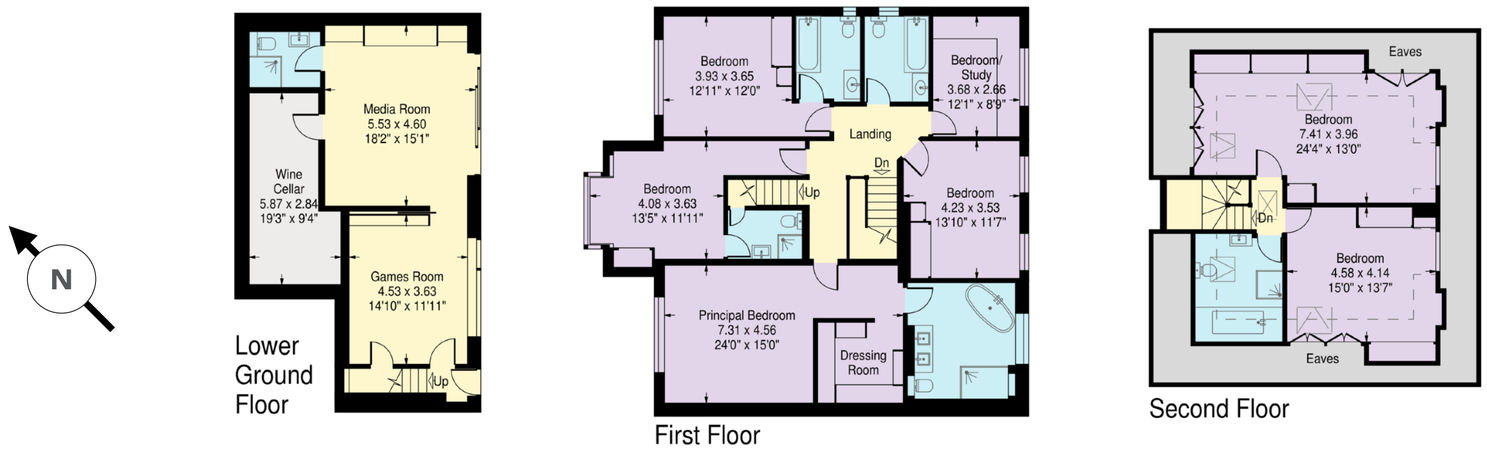


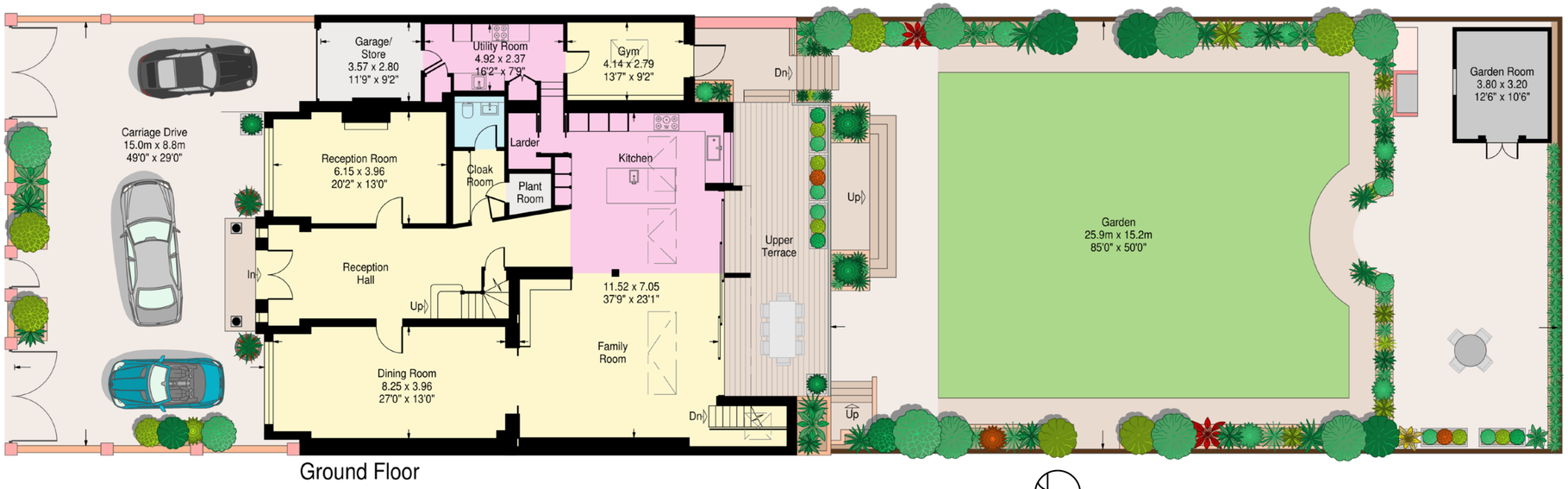


CHRISTCHURCH AVENUE — NW6

Approx. Gross Internal Area **5,683 Sq Ft** (528 Sq M)
Including below 1.5m **585 Sq Ft** (54.4 Sq M)

Plan for illustration purposes only. Not to scale.





Accommodation

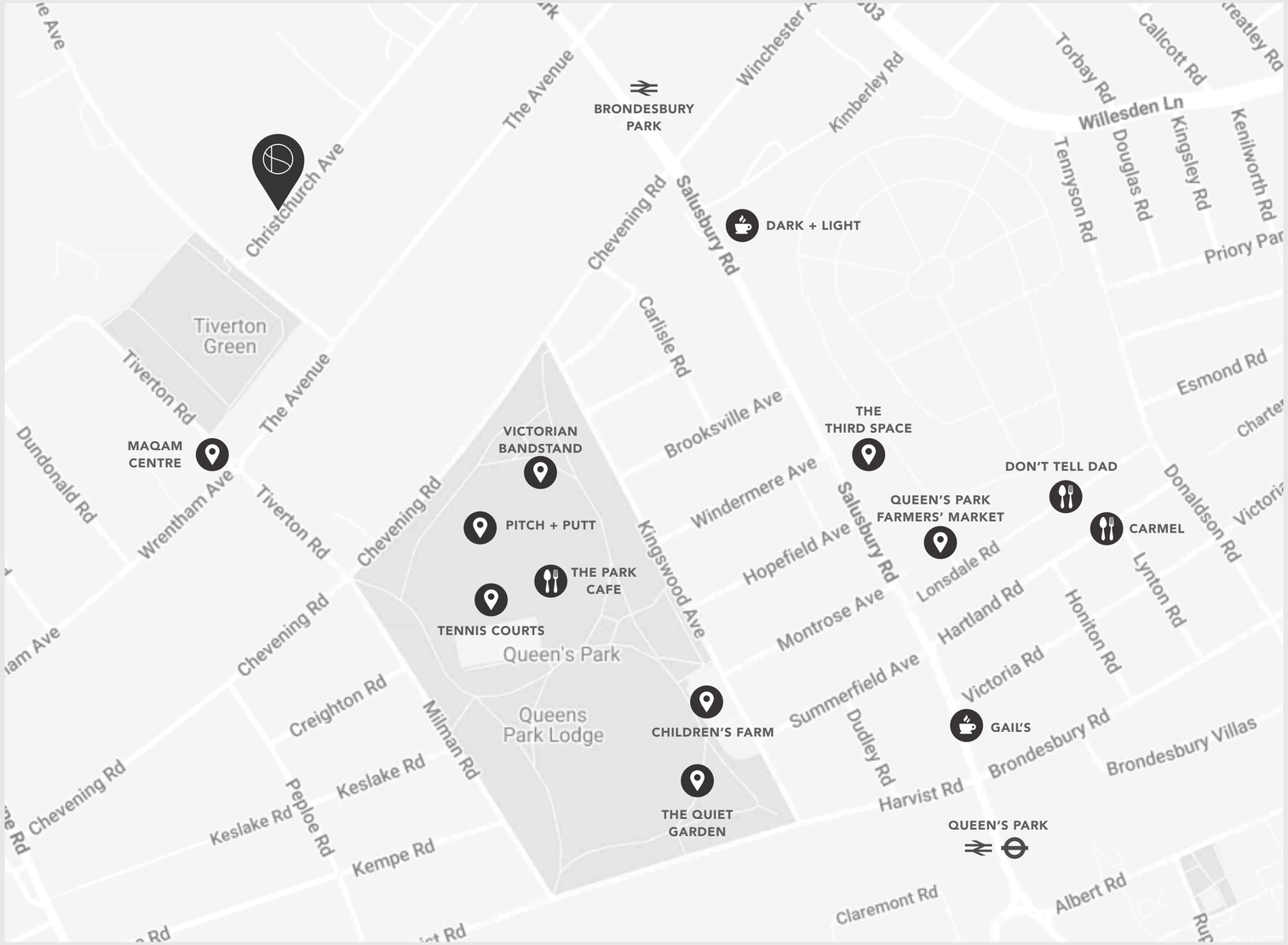
- Principal bedroom suite w/ en-suite bathroom & dressing room
- Six further bedrooms
- Five further bathrooms/ shower rooms (2 en-suite)
- Open-plan kitchen/ dining/ family room
- Formal reception room
- Formal dining room
- Games room
- Media room
- Wine cellar
- Utility room
- Gym
- Integral garage/storage

Amenities

- Private rear garden extending to over 85 ft
- Off-street parking for three cars
- Air conditioning

Local Area

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Terms

- **Tenure:** Freehold
- **Council Tax:** London Borough of Brent (Band H)

Energy Performance Certificate

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