



# Willesden Lane

London, NW2

Asking Price £3,650,000

A splendid detached house set back from the road behind electronic gates with ample off street parking, and offering over 4,300 square feet of accommodation.

This magnificent house is presented in excellent condition throughout to include ample living space on the ground floor, a principle bedroom suite, 5 further double bedrooms, 4 further bathrooms, study, utility room and an 89' garden.

The property is located 0.4 miles from Willesden Green underground (Jubilee Line) and only 0.6 miles from all the cafes, restaurants and amenities that Queens Park provides.

**CHESTERTONS**



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- Principle bedroom suite with walk in dressing room and bath/walk in shower room.
- 5 further large double bedrooms.
- 4 further bathrooms/ceramic bathrooms.
- Double height entrance and wide hallways throughout.
- Family room/high quality kitchen 34' x 25' with underfloor heating.
- Bifold doors to 89' x 41' garden.
- Brass wear from Lefroy Brookes, Villeroy & Boch & Grohe.
- Secure side gate access for gardener.



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**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Brent Council  
**Council Tax Band:** H

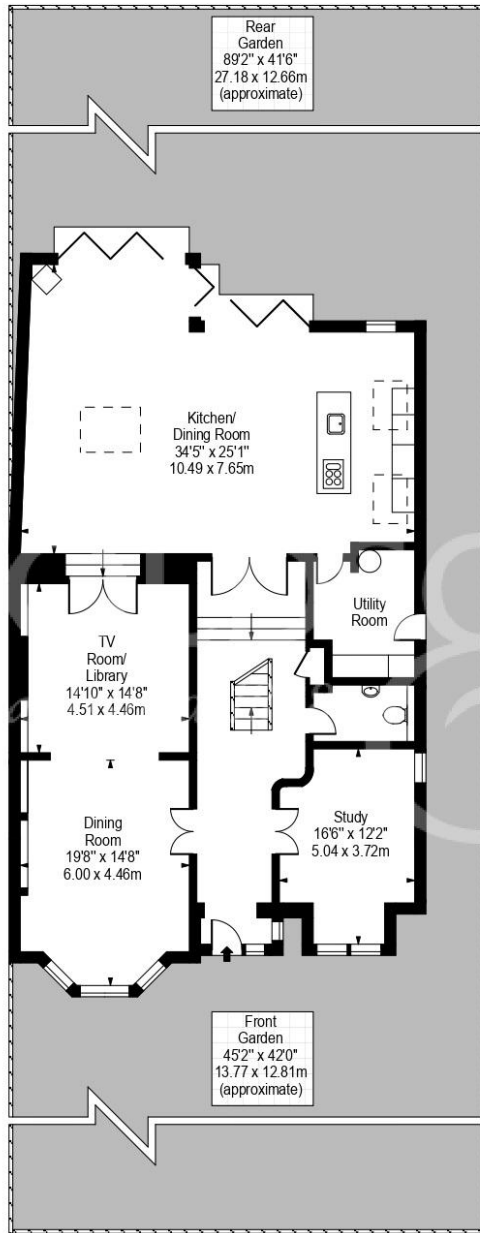
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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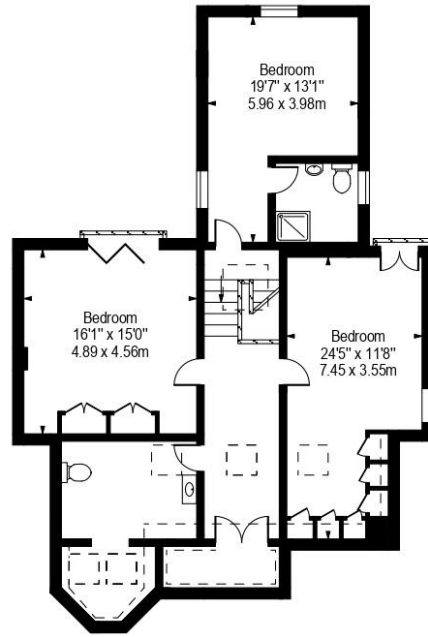
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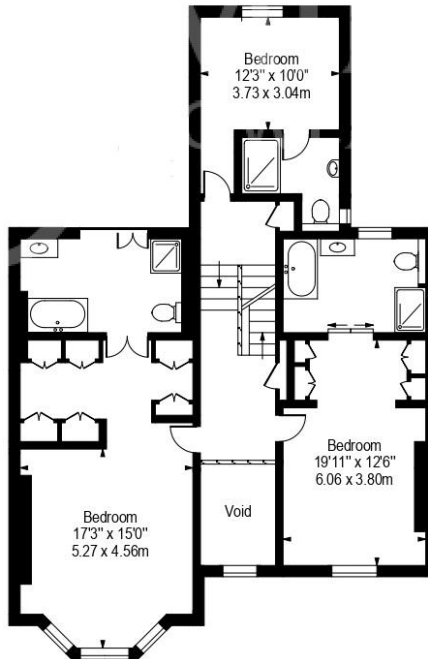
Willesden Lane, NW2



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area **4273 Sq Ft - 397.45 Sq M**  
 Approx Floor Area Including Restricted Heights **4360 Sq Ft - 405.61 Sq M**  
 (Excluding Void)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.27167

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

