



RIGBY & MERCHANT

"A semi-detached house backing onto cricket grounds, with open views, a spacious layout, off-street parking and significant scope to extend (STPP), close to Queen's Park, NW6."



Milverton Road, Queen's Park - NW6 7AR

£1,850,000



RIGBY &
MARCHANT

A chance to acquire a substantial semi detached house in a standout position backing directly onto cricket grounds, giving open green views, exceptional privacy and a setting that is almost impossible to replicate locally.

The house already offers generous proportions and off street parking, yet what makes it so compelling is the potential. Subject to the usual consents, there is clear scope to extend and reconfigure into a remarkable family. The plot depth, orientation and neighbouring context all support the opportunity to create something special.

Inside, the existing layout provides well balanced reception space and good bedroom sizes, making it perfectly liveable while plans are explored. Outside, the garden enjoys a peaceful, unoverlooked backdrop with a direct outlook across open green space rather than neighbouring houses.

Positioned on Milverton Road, one of the area's most desirable addresses, this home is just moments from the green open spaces of Queen's Park and within easy reach of Hampstead Heath. Chamberlayne Road, Salusbury Road, and Lonsdale Road all offer a vibrant mix of boutiques, cafés, and restaurants, while excellent transport links are close at hand with Queen's Park Underground (Bakerloo Line), Willesden Green Underground (Jubilee Line), and Brondesbury Park Overground stations nearby.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

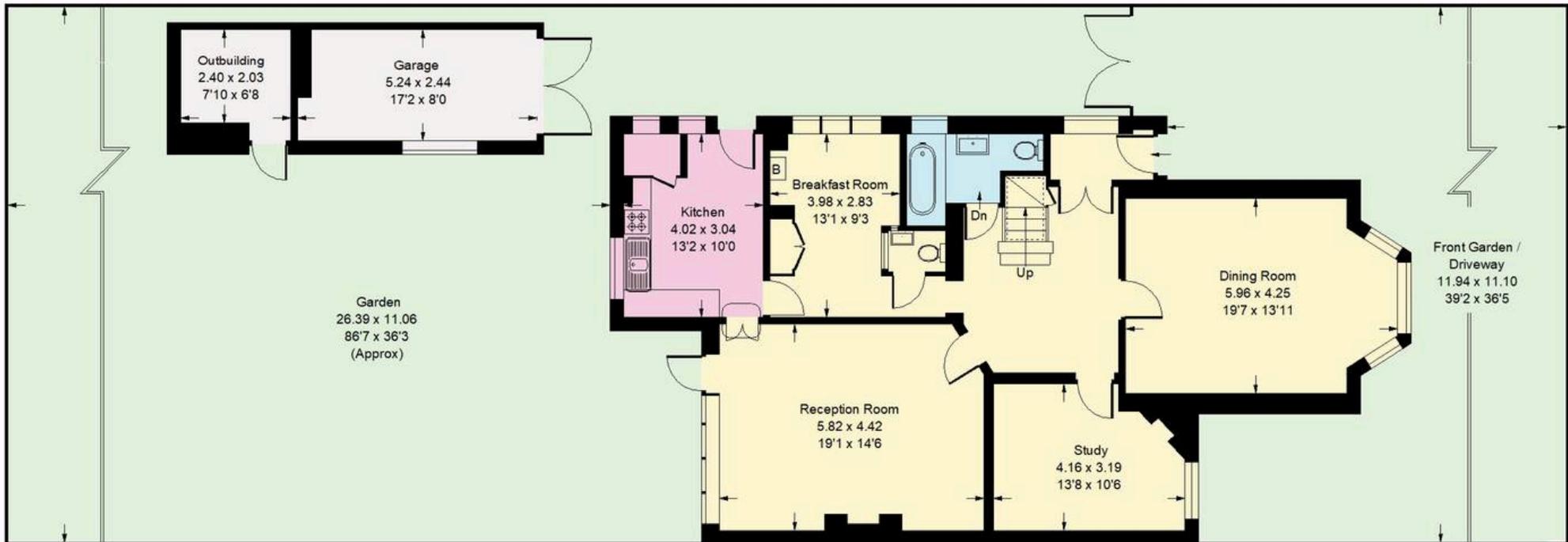
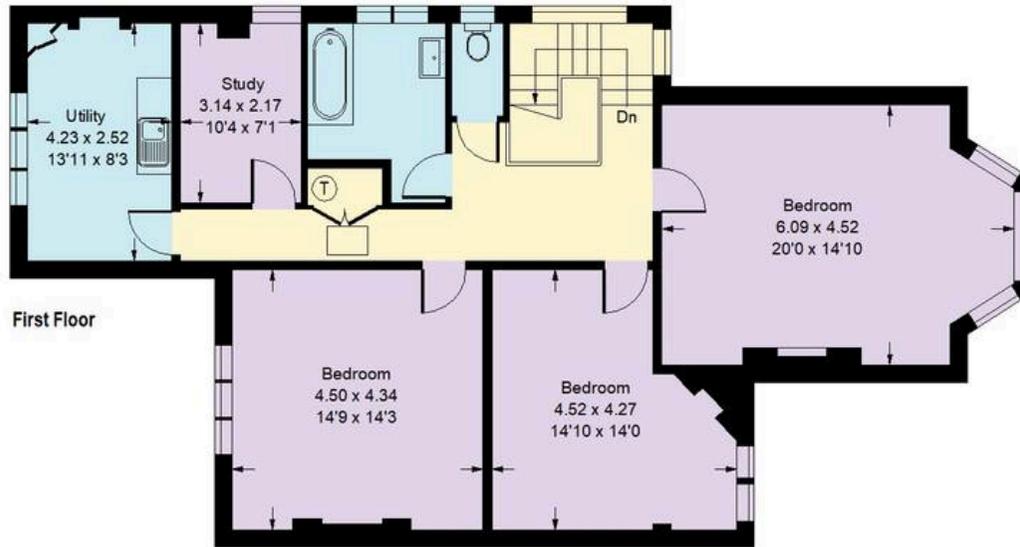


Milverton Road, NW6

Approx. Gross Internal Area = 223.2 sq m / 2403 sq ft
 Garage & Outbuilding = 18.5 sq m / 199 sq ft
 Total = 241.7 sq m / 2602 sq ft



= Reduced headroom below 1.5 m / 5'0"



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.



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