



DYNE ROAD, NW6



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# DYNE ROAD

This charming house on Dyne Road has period features throughout combined with modern comforts and off-street parking.



Local Authority: London Borough of Brent

Council Tax band: G

Tenure: Freehold

**Guide Price: £2,200,000**



The home comprises five bedrooms and three bathrooms, providing ample space for a family. The spacious front living room features large double glazed sash windows that flood the space with natural light, fireplace and built in shelving. The rear of the property opens up into the large open plan kitchen / dining room with a second living space.

The kitchen is equipped with separate utility room, sleek appliances and a central island, ideal for both everyday cooking and entertaining guests with bi-fold doors leading out to the garden.

The garden is landscaped with mature shrubs and trees providing a setting for relaxation or outdoor gatherings. At the rear is the separate garden studio perfect for an office or separate teenagers retreat with use of a W/C.









The first floor is home to the impressive principal suite — a beautifully proportioned room that blends comfort with period charm. Original features such as ornate ceiling cornicing, a striking feature fireplace, and tall sash windows add character and elegance, while the generous space allows for a calm, restful atmosphere. The suite also includes a well-appointed en suite bathroom.









Also on this floor are two further bedrooms, both well-sized and full of character. One of these doubles as an ideal guest office or nursery, while the other benefits from fitted wardrobes for added storage and enjoys far-reaching views over the surrounding area. A separate family bathroom serves these rooms.





The second floor offers two additional double bedrooms, both flooded with natural light. Each room provides ample space and they are served by a second well-presented family bathroom, offering convenience and comfort for those on the upper level.



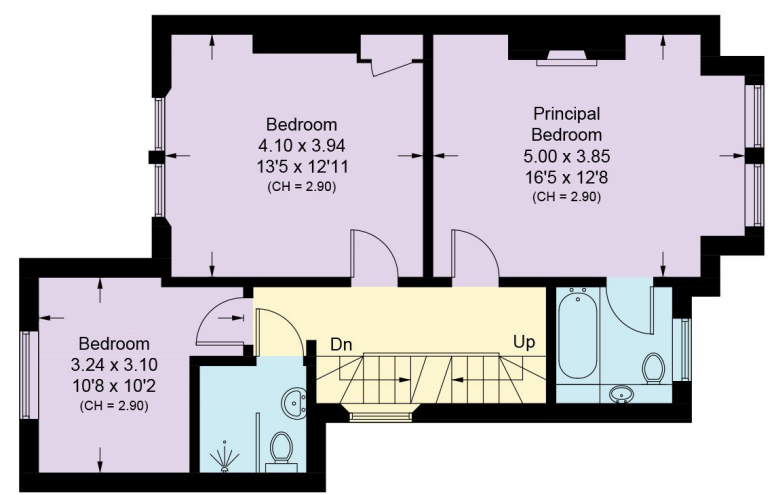






**Second Floor**

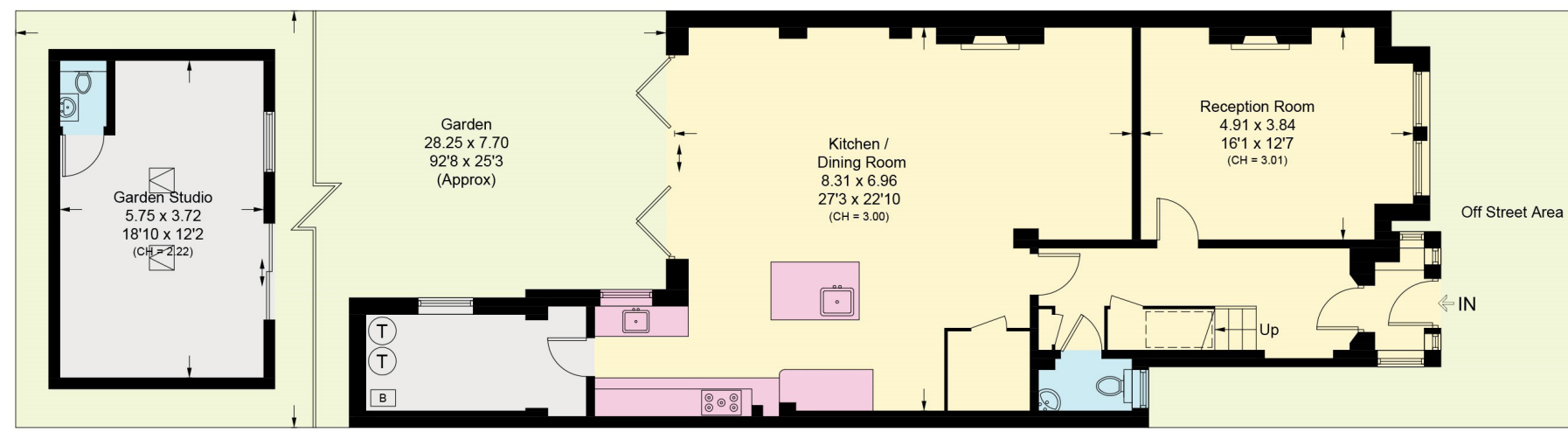
Approximate Area = 56.2 sq m / 605 sq ft  
Including Limited Use Area (7.6 sq m / 82 sq ft)



**First Floor**

Approximate Area = 59.1 sq m / 636 sq ft

= Reduce head height below 1.5m



Approximate Gross Internal Area = 212.7 sq m / 2289 sq ft  
Garden Studio = 21.3 sq m / 229 sq ft  
Total = 234 sq m / 2518 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. (ID767266)



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