



## Kingswood Avenue, NW6

**Freehold - £3,750,000**

This substantial Victorian family home is arranged over three floors and offers excellent living and entertaining space. Retaining many period features, including high ceilings, decorative cornicing, and feature fireplaces, the property combines character with a bright and spacious layout.

The ground floor is centred around a magnificent double reception room, providing generous living and dining areas, alongside a well-appointed kitchen/breakfast room with ample storage and workspace. French doors lead directly to a beautifully proportioned rear garden, creating an ideal setting for outdoor dining and family enjoyment. A private shared rear alleyway provides convenient access for refuse and recycling.

The upper floors comprise five bedrooms, modern family bathrooms, and excellent storage. The property also benefits from planning permission for a comprehensive renovation, including a basement conversion and kitchen extension.

Overlooking Queen's Park, the house is conveniently located close to local cafés, restaurants, bars, and independent shops. Queen's Park Station (Bakerloo Line, London Overground, Zone 2) and Brondesbury Park Overground Station (Mildmay Line, Zone 2) both provide excellent connections across London.



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Kingswood Avenue, London, NW6

Approximate Area = 2432 sq ft / 225.9 sq m (excludes void)

For identification only - Not to scale



EPC: C

Ref: 19765971



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Camerons Stiff & Co. REF: 1472753

