



TARRANBRAE

London NW6



A CHARMING PERIOD HOME IN NW6

Rich in period charm and character, this beautifully presented home offers well-proportioned accommodation arranged over a practical and thoughtfully designed living space.



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EPC

D

Local Authority: London Borough of Brent

Council Tax band: D

Tenure: Share of Freehold, 134 years remaining

Ground rent: N/A

Service charge: £4,860 per annum

Guide Price: £700,000 - £750,000



Upon entering, the property opens into a welcoming entrance hall which leads through to the well-appointed living spaces.

The reception room provides an excellent space for both relaxing and entertaining, while large windows allow for an abundance of natural light throughout. Leading seamlessly from the reception room, the conservatory offers a versatile additional living area, creating a wonderful connection to the garden.

The kitchen is well-appointed and positioned to the rear, offering a practical space for day-to-day living with a separate utility space.







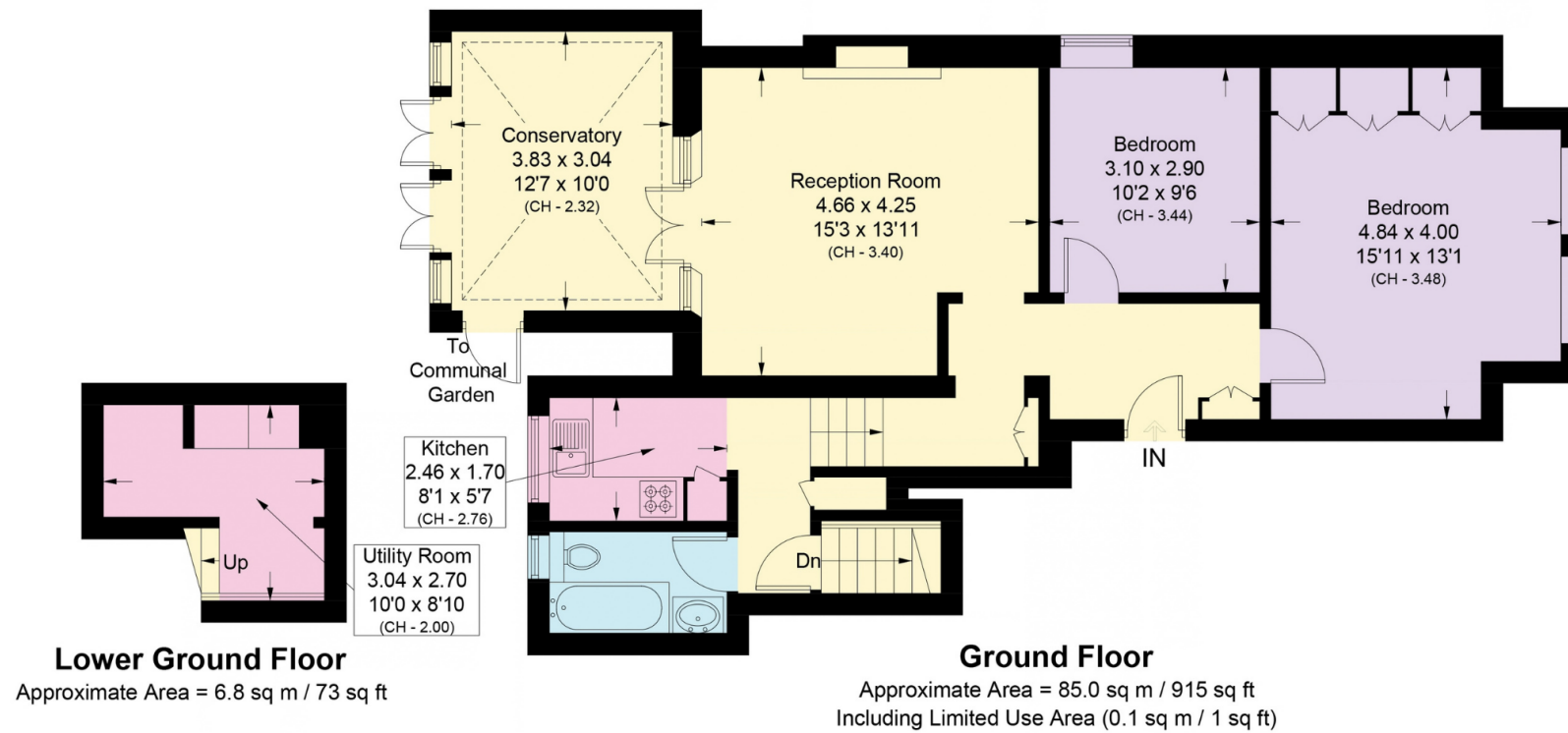
The bedroom accommodation creates a comfortable and private environment. The principal bedroom is generously proportioned, with the second double bedroom offering flexibility for family, guests or home working. The layout has been carefully configured to maximise both space and functionality.

From the property, there is direct private access to the attractive communal garden, providing a rare extension of the living space and a wonderful setting for outdoor relaxation, entertaining and enjoying the surroundings.

Further benefits include off-street parking on a first come first serve basis and no onward chain.

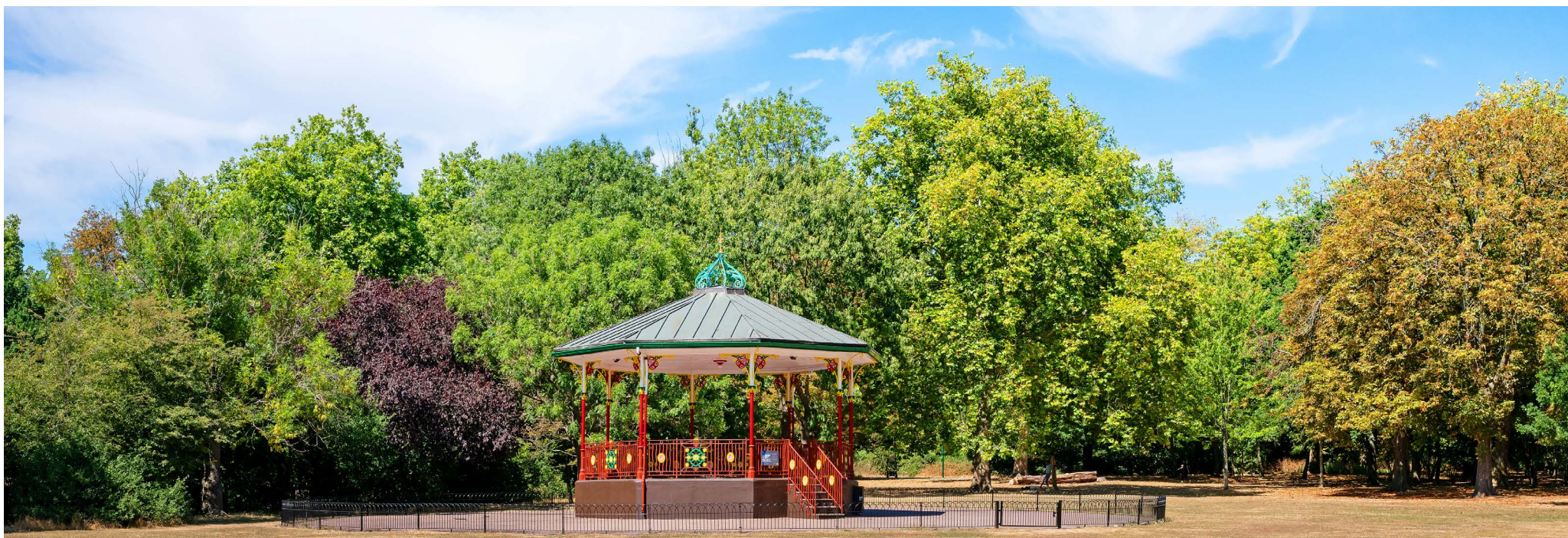






Approximate Gross Internal Area = 91.8 sq m / 988 sq ft

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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