

Knight Frank

GLENGALL ROAD

London NW6



A BEAUTIFUL THREE BEDROOM FAMILY HOME IN THE HEART OF

This attractive three-bedroom period terraced house offers over 1,600 sq ft of beautifully arranged living space across three floors.

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Local Authority: London Borough of Brent

Council Tax band: E

Tenure: Freehold

Guide Price: £1,650,000





Upon entering, you are welcomed by a bright and inviting double reception room, creating an ideal space for both everyday living and entertaining. To the rear, a thoughtfully designed kitchen offers integrated appliances and ample space for dining, with direct access to the private garden beyond.

The rear garden provides a wonderful setting for outdoor dining, entertaining and relaxing during the warmer months.











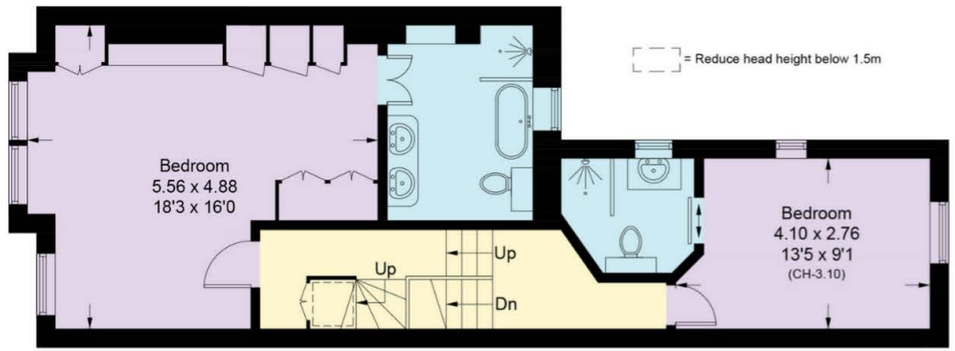


The upper floors accommodate three generously sized double bedrooms, each benefiting from its own bathroom. The principal bedroom occupies the first floor and features a luxurious en suite with twin sinks, a separate shower and a bath. A further double bedroom is positioned to the rear and enjoys a stylish en suite shower room.

The top floor is dedicated to the third double bedroom, which also benefits from its own en suite bathroom.

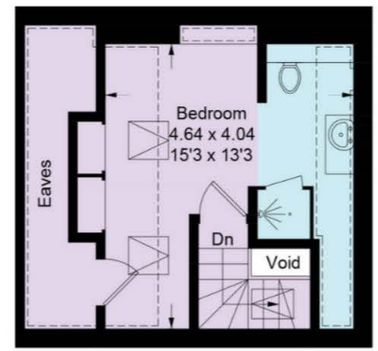
Additionally, the property offers exciting potential to extend, subject to the necessary planning permissions, both into the loft and at ground-floor level.





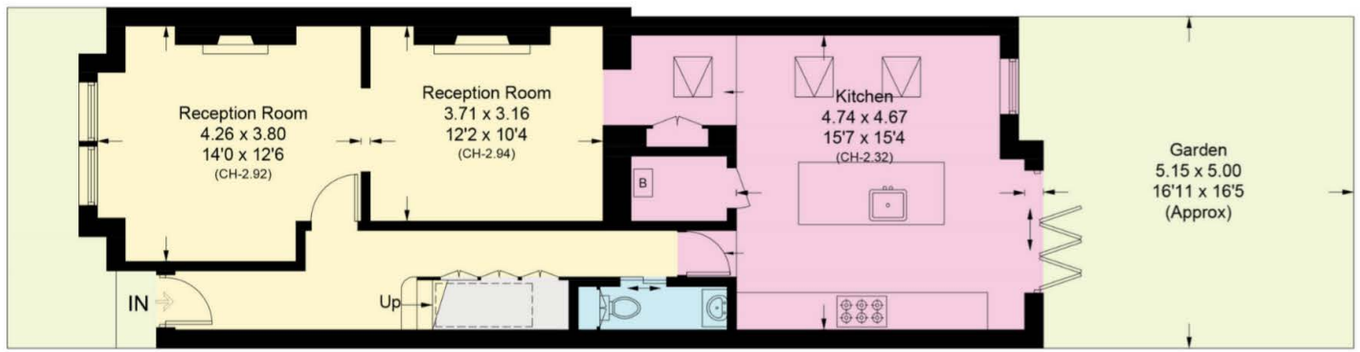
First Floor

Approximate Area = 56.4 sq m / 607 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Second Floor

Approximate Area = 24.7 sq m / 266 sq ft
Including Limited Use Area / Eaves (13.4 sq m / 144 sq ft)



Ground Floor

Approximate Area = 69.8 sq m / 751 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)

Approximate Gross Internal Area = 150.9 sq m / 1624 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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