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14 Lonsdale Road,
Queens Park,
W4 6NRD

Bryan Avenue, London, NW10

£2,250,000

5 2 2



Occupying the finest position on Bryan Avenue, this handsome detached Art Deco home is a particularly special example of the architecture for which the Dobree Estate is known. In the same ownership for more than sixty years, with the present owner only its second custodian, the house has retained a remarkable amount of its original character.

Approaching 3,000 sq ft including the garage and outbuilding, the house is defined by generous proportions and beautifully preserved period detail. Curved bays, parquet flooring, original joinery, fireplaces and distinctive architectural features remain throughout. At its centre is an unusually generous reception hall, creating a wonderful sense of arrival and setting the tone for the rest of the house.

The principal reception room extends to approximately 25 ft, with a broad curved bay overlooking the garden, while a separate dining room, kitchen and further front reception room provide excellent flexibility for family life. Throughout, the generous proportions, curved architectural forms and wealth of original detailing give the interiors a distinctive character that reflects the Art Deco heritage of the house.

Across the first floor are five bedrooms and two bathrooms, with both a substantial rear terrace and a separate balcony adding another unusual dimension to the accommodation.

The garden is one of the defining features of the property. Extending to approximately 106 ft, it has been professionally landscaped and cared for over many years by a professional landscaping company, resulting in a wonderfully mature and established setting. Sweeping lawns sit amongst richly planted borders and mature trees, while an Indian bean tree, planted approximately twenty years ago, has grown into a magnificent centrepiece.

The setting is equally impressive. Open aspects to both the front and rear give the house an unusual sense of space, while a carriage driveway and integral garage complement the scale of this substantial detached home.



Bryan Avenue, NW10
Total Area: 2750 SF ... 2000 SF (excluding garden, terrace)

- | Energy Efficiency Rating | | |
|--|-----------|-----------|
| | Current | Potential |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | <p>46</p> | <p>78</p> |
- England & Wales**

EU Directive 2002/91/EC



