ALEXANDER STEER

Beethoven Street, W10

£1,500,000

FREEHOLD

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Property Features

- Unique Home Moments from Queen's Park & Maida Vale
- Offering over 2,100sqft of Living Space
- Stunning Private Courtyard Garden & Roof Terrace
- Architecturally Designed
- Exceptional Condition Throughout
- Open-Plan Concept & Modern Living



Beethoven Street

£1,500,000

The perfect blend of clever architecture and artistic flair, this unique home sits moments from the ever popular locations of Queen's Park and Maida Vale. Nestled within a quiet, residential period street and located behind an attractive wrought iron gate is this boutique development of just two stunning houses. Offered to the market freehold, this is a must see for those that are looking for something truly special in a highly sought after location.

Once through the front gates, you are greeted by a private courtyard with ceramic tiling and potted plants giving a real mediterranean feel. The hall is spacious and offers lots of natural light with clever floor to ceiling glass panelling either side of the door and to the rear of the hall. Unlike most older properties, the house has been designed brilliantly to maximise natural light set around a central courtyard space similar to those seen in villas overseas offering a brilliant entertaining space and an opportunity for a feature wall that could be seen from all angles of the living area. The reception room is spacious with concrete style tiling throughout and a semi open-plan feel allowing the space to flow well into the kitchen/diner to the rear. The kitchen is fully fitted with an attractive quartz countertop, handle-less cabinetry and tasteful downlights over a matching island with breakfast bar. The second lounge space works well with a bespoke media unit and again views through onto the courtyard. Accessed from both parts of the living space via floor to ceiling, glass sliding doors is this stunning, atrium space perfect for entertaining.

Leading up from the part-glass open-concept staircase and onto the first floor, you have three generous double bedrooms and two modern bathrooms with the master benefitting from plenty of built in storage and use of its own ensuite bathroom. This floor also has use of a practical separate utility cupboard with sink. Accessed from the back of the rear bedroom there is further private outside space with a very sunny roof terrace perfect for those seeking to catch the evening sunshine. Offering over 2,100sqft of living space within this highly sought after pocket of West London, this is truly a must see and is a home that offers something different to the average property for the area.

Beethoven Street is a quiet, residential street close to Queen's Park, Kensal Rise and Ladbroke Grove. Nearby Chamberlayne Road has an array of independent restaurants, delis, pubs and shops and with Queens Park itself only a few streets away you are not short of green space nearby. The boutiques and restaurants of Westbourne Grove & Portobello Road are within a 30-minute walk. Regent's Canal & Little Venice are within walking distance also. There are excellent transport connections with Queen's Park and Kensal Rise stations (Bakerloo & Overground Lines) both under half a mile away offering easy access in and out of the city.















Ground Floor
Approximate Floor Area
1154 sq. ft
(107.27 sq. m)

First Floor
Approximate Floor Area
956 sq. ft
(88.89 sq. m)

Approx. Gross Internal Floor Area 2110 sq. ft / 196.16 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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Council Tax Band

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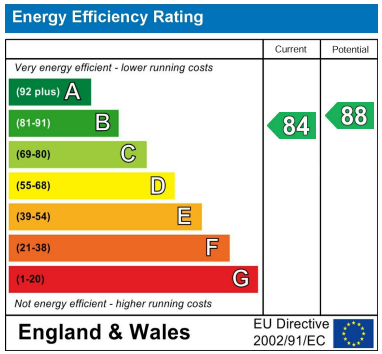

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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Estate Agents