



BROOKSVILLE AVENUE

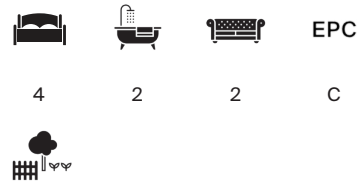
Queen's Park, NW6





BROOKSVILLE AVENUE

Upon entering this delightful four bedroom home that has been refurbished to the highest quality, you are greeted with a hallway that opens into a double reception room with ornate cornicing, cabinetry, two feature fireplaces and beautiful high ceilings.



Local Authority: London Borough of Brent

Council Tax band:F

Tenure: Freehold

Guide Price: £2,350,000





The rear of the property unfolds into a stunning kitchen dining area where you will find a bespoke built in kitchen fitted with high end appliances. This room is flooded with an abundance of natural light from the glass side return and the large crittal doors that lead onto the rear garden. The garden includes an alfresco dining area. There is also a downstairs guest cloakroom and fitted storage.



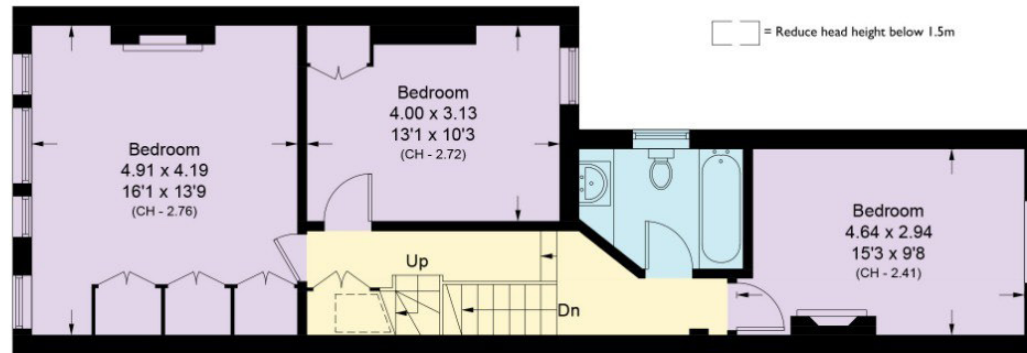




On the first floor, there are three generously sized double bedrooms, as well as the main family bathroom. There is a bedroom located at the front of the house which offers bespoke built in wardrobes, followed by two further bedrooms one of which overlooks the garden. The loft provides a further spacious double bedroom, ensuite and further storage in the eaves.

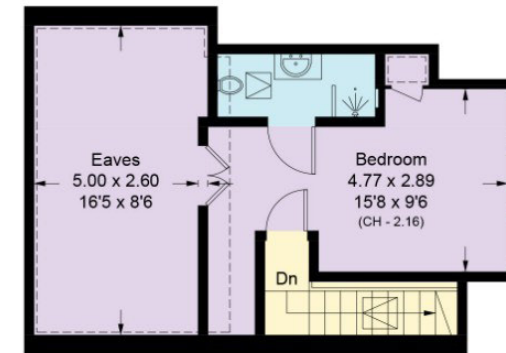






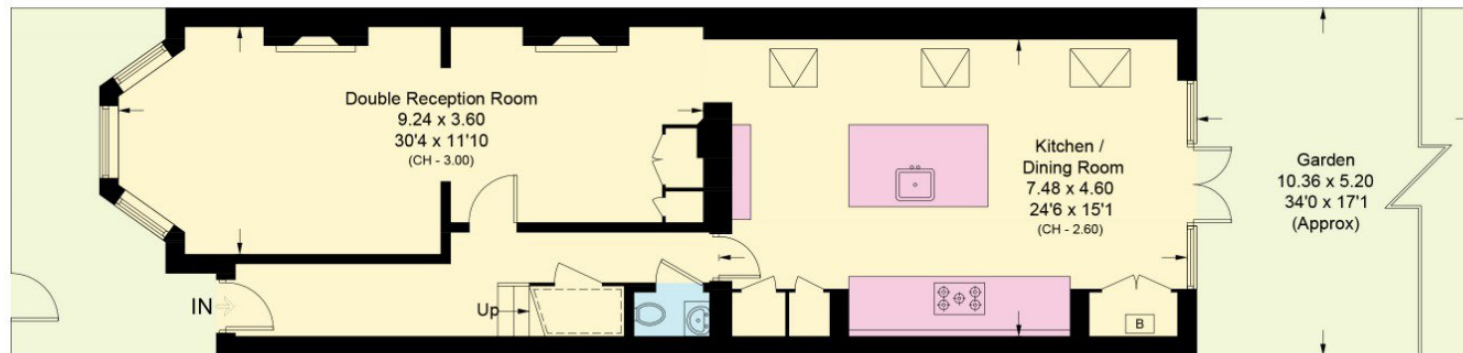
First Floor

Approximate Area = 62.6 sq m / 674 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Second Floor

Approximate Area = 33.1 sq m / 356 sq ft
Including Limited Use Area (15.4 sq m / 166 sq ft)



Ground Floor

Approximate Area = 77.3 sq m / 832 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)

(Including Basement / Loft Room)
Approximate Gross Internal Area = 173 sq m / 1862 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)



Queen's Park

0203 815 3020

queenspark@knightfrank.com

Knight Frank

60c Salusbury Road

London, NW6 6NP

knightfrank.co.uk

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