



Dyne Road
NW6

FOR SALE
FREEHOLD

£2,000,000

OFFERED CHAIN FREE. For Sale is this exceptional five-bedroom Victorian terraced house, spanning 2,518 sq.ft over three floors. Combining timeless character with modern comforts, the property offers generous living space ideal for families. The current owners have recently undertaken a light refurbishment throughout.







Original features such as ornate ceiling decoration, cornicing, feature fireplace, and large sash windows are prevalent throughout and add character and elegance. The spacious reception room features large double-glazed timber-sash heritage windows, and a beautiful fireplace. The rear of the property opens up into the large open plan kitchen/dining room with a second reception room. The kitchen is equipped with a separate utility room, sleek appliances and a central island. Bi-folding doors lead out to the 92ft landscaped mature garden. At the rear sits a lovely garden studio with its own W/C, perfect for a quiet home office and currently used as a games room for family and



friends.

The First Floor comprises an impressive principal suite - a beautifully proportioned room that blends comfort with period charm. In addition, there is a well-appointed en-suite bathroom. There are two further bedrooms on this floor, both well-sized, with fitted wardrobes for added storage and serviced by a family shower room.

The Second Floor offers two additional double bedrooms, both flooded with natural light. Each room provides ample space and they are served by a second well-presented family bathroom.

Early viewing is thoroughly recommended.





- Impressive 5 bedroom, 3 bathroom Victorian home
- Attention to detail throughout this stunning home
- 2518 sq.ft of spacious living accommodation
- 27ft spacious kitchen/ dining area with bi folding doors leading to the garden
- Ornate ceiling cornicing, tall sash windows and striking feature fireplace
- 92ft landscaped mature rear garden with shrubs and trees
- Private rear garden studio with W/C
- Ample storage
- Off street parking for 2 cars
- COUNCIL: Brent (G)









Dyne Road, NW6

Approx 2518.00 sq ft

EPC: D

Brent (G)

Ref: 18120739

Approximate Area = 212.7 sq m / 2289 sq ft

Garden Studio = 21.3 sq m / 229 sq ft

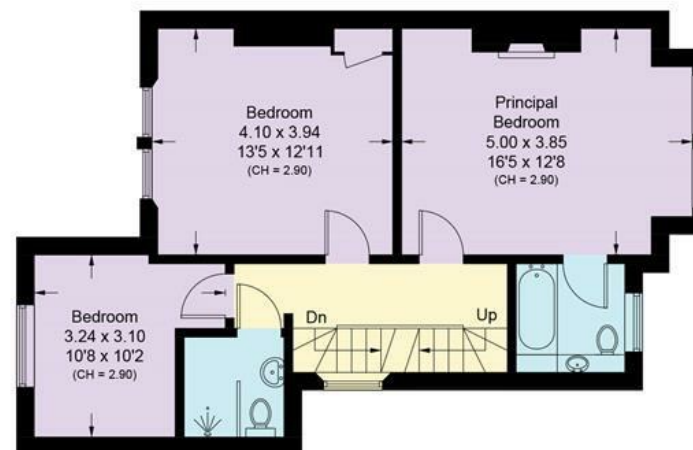
Total = 234 sq m / 2518 sq ft

Including Limited Use Area (8.5 sq m / 92 sq ft)



Second Floor

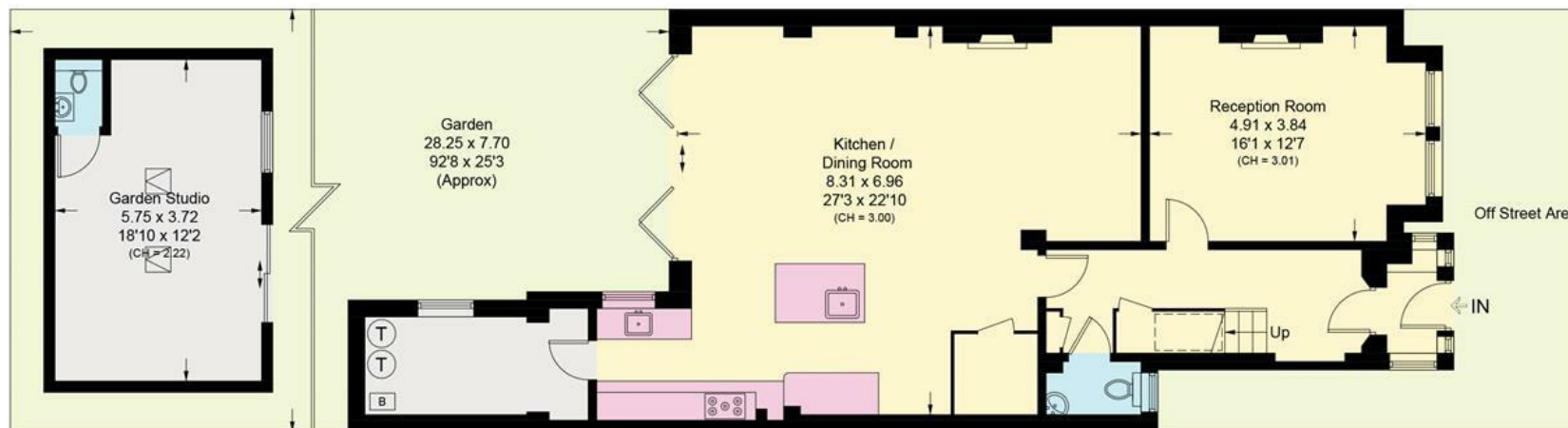
Approximate Area = 56.2 sq m / 605 sq ft
Including Limited Use Area (7.6 sq m / 82 sq ft)



First Floor

Approximate Area = 59.1 sq m / 636 sq ft

= Reduce head height below 1.5m



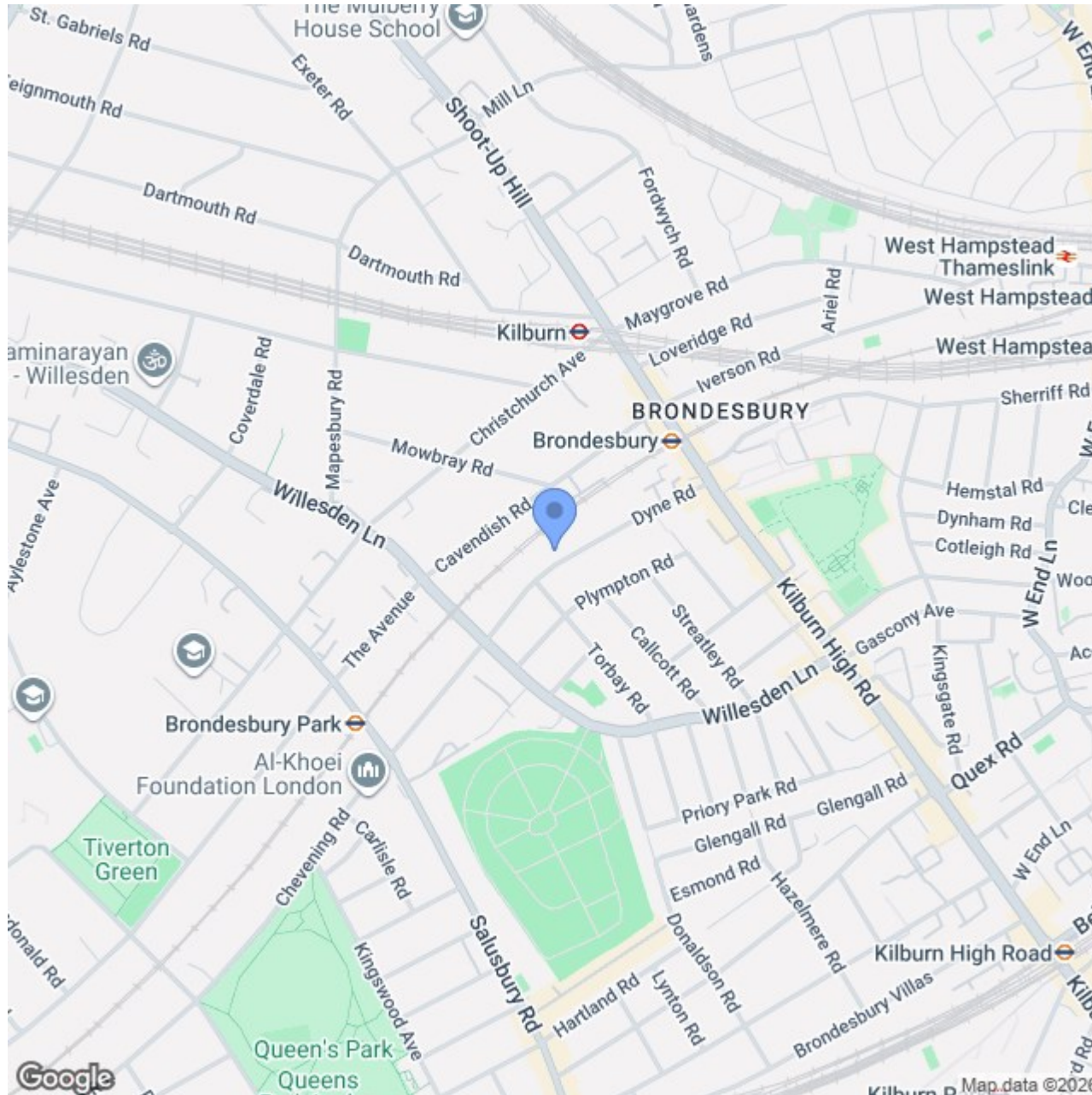
Ground Floor

Approximate Area = 97.4 sq m / 1048 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
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.

Location

Situated in the heart of Brondesbury and close to Queen's Park, Dyne Road is a residential, tree-lined streets, in the Brondesbury Conservation Area, and offers convenient transport connections, including the Kilburn Underground station (Jubilee line- Zone 2) and Brondesbury Park Overground (Mildmay- Zone 2) making the West End, Brent Cross shopping centre and Westfield easily accessible. Residents have easy access to the shops, restaurants, and coffee houses found in the nearby Queen's Park and Kilburn areas. The green open spaces of Kilburn Grange Park and Paddington Old Cemetery are also nearby- perfect for picnics and dog walkers.



020 7328 2828 * 020 8459 1133 – Sales

020 8450 9377 – Lettings

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

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