






CAMBRIDGE GARDENS

London, NW6



A RARE OPPORTUNITY ON CAMBRIDGE GARDENS, NW6

Acquire a Grade II listed period house in a prime NW6 location,
offering immense potential for restoration and enhancement.

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Local Authority: London Borough of Brent

Council Tax band: Unknown

Tenure: Leasehold, 894 years

Guide price: £1,500,000



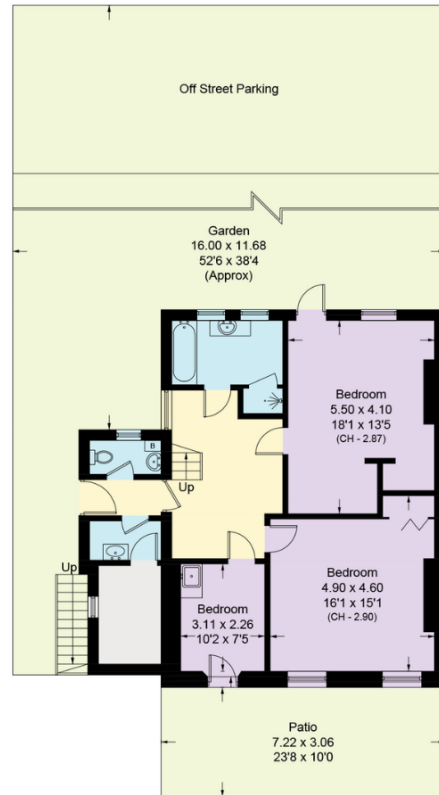
OFFERING TRANQUILLITY & VIBRANT ENERGY

Set on the highly regarded Cambridge Gardens, this substantial house occupies a superb position directly opposite a green park and just moments from Kilburn Park Underground Station, providing exceptional connectivity alongside an enviable outlook.

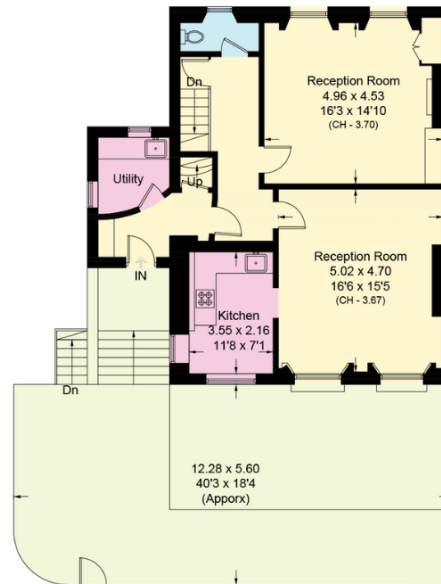
The property retains many original architectural features typical of its heritage, and while it now requires comprehensive refurbishment, it presents an exciting prospect for purchasers seeking a characterful home to restore or a long-term investment project. The generous proportions and period layout offer excellent scope to reimagine the interior, subject to the necessary consents for a listed building.



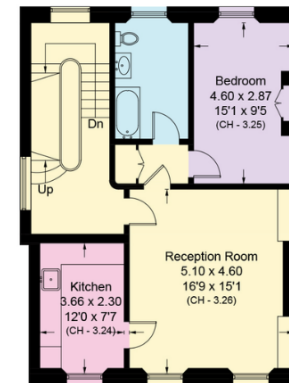




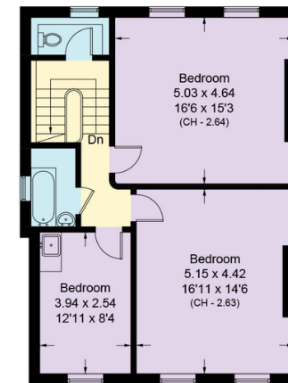
Lower Ground Floor
 Approximate Area = 86.3 sq m / 929 sq ft
 Including Limited Use Area (0.1 sq m / 1 sq ft)



Raised Ground Floor
 Approximate Area = 79.9 sq m / 860 sq ft
 Including Limited Use Area (0.2 sq m / 2 sq ft)



First Floor
 Approximate Area = 70.8 sq m / 762 sq ft



Second Floor
 Approximate Area = 72.1 sq m / 776 sq ft

Approximate Gross Internal Area = 309.1 sq m / 3327 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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The Knight Frank logo, consisting of two red diamonds forming a square, with the text "Knight Frank" in red to its right.

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