

Kingswood Avenue
NW6

FOR SALE

FREEHOLD

£5,000,000

A substantial and imposing Victorian family home comprising 3,542 sq ft of internal accommodation. The property presents a unique chance to purchase an amazing double-fronted house in a prime location above Queen's Park, perched on a commanding corner site at the top of Kingswood Avenue.







The property boasts a sizeable and mature front garden. In late spring, the house appears just stunning, thanks to wisteria that adorns the top of the front bay window. The home is full of character and still has many original Victorian architectural elements, such as dado rails and ceiling cornicing/decoration.

The Ground Floor contains a large double reception room that gets an abundance of natural light from the large front bay window and a set of sash windows that face the back of the house, where the kitchen and dining area look out into the 57 sq ft rear garden. Additionally, the side return provides access to the enchanting garden at the rear of tht property.

The upper floors offer five bedrooms, two bathrooms and



one shower room. The principal suite is situated on the First Floor and benefits from a sizeable ensuite bathroom, which features a stand-alone tub. The principal bedroom and second bedrooms both boast uninterrupted views over the park. There is also a three-piece family bathroom.

The Ground Floor might be opened up to create a large and very desirable area, should a discerning buyer decide to carry out renovations. It would also be possible to carry out a modern refurbishment while maintaining the building's original character if the original architectural characteristics were preserved.

Early viewing is recommended.









- Substantial Victorian family home of 3542 sq ft
- 5 bedrooms, 3 bathrooms, 3 receptions rooms
- A true family home that will grow with you
- 3 stylish reception rooms
- Understated & charming kitchen/dining area
- Elegant original staircase
- Enchanting 57ft garden & patio
- Picturesque views over the stunning Queen's Park
- Excellent state and private schools all within easy reach
- COUNCIL: Brent (G)


MARR
F&M







KINGSWOOD AVENUE

London - NW6

Approximate Gross Internal Floor Area

3542 sq. ft / 329.07 sq. m (Including Restricted Height Area, Eaves & Garage)

3235 sq. ft / 300.54 sq. m (Excluding Restricted Height Area, Eaves & Garage)



GROUND FLOOR FIRST FLOOR SECOND FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

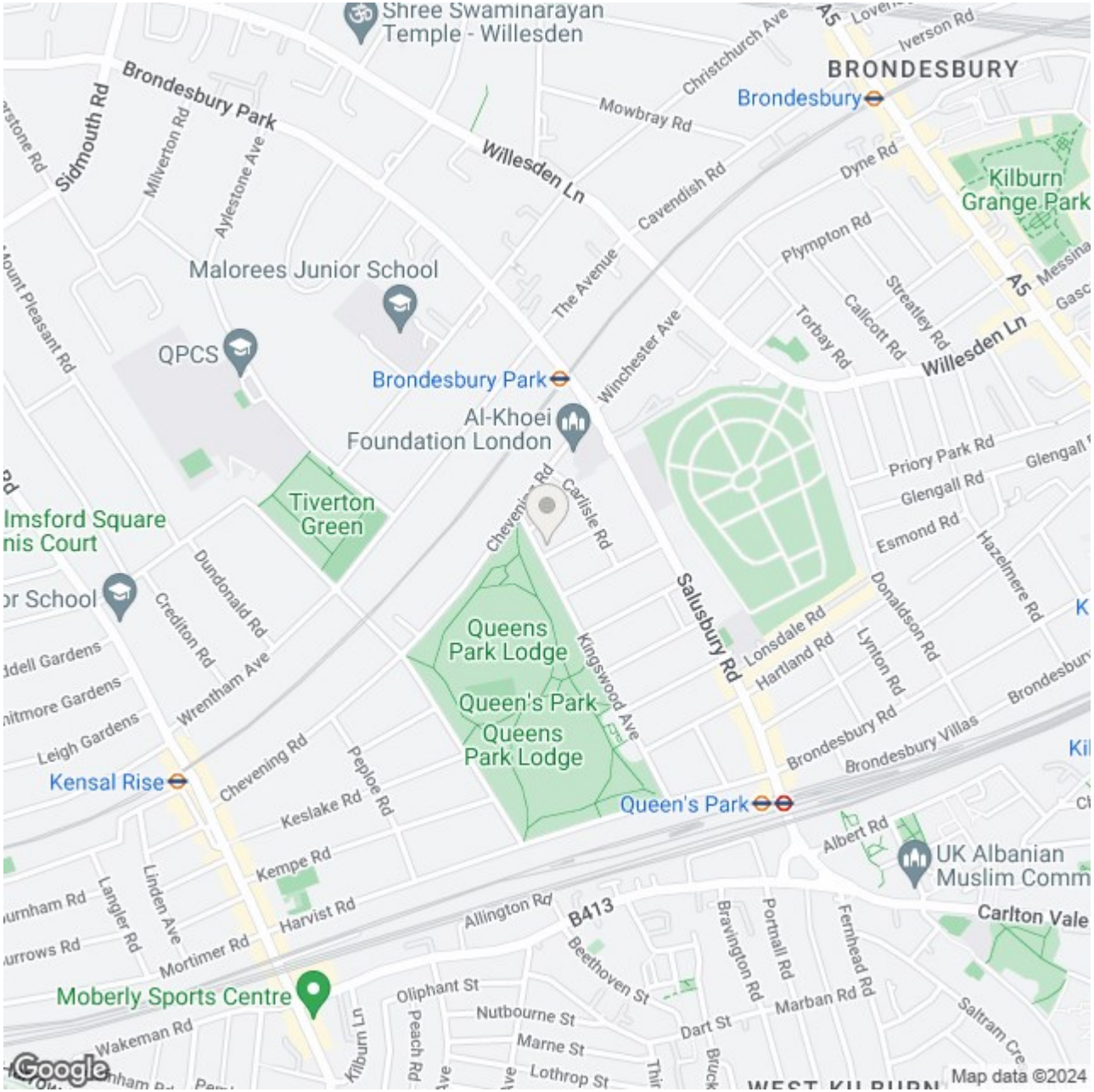
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Approx 3542.00 sq ft

EPC: D

Brent (G)

Ref: 18853335



Location

The property's position on Chevening Road means that it's equidistant from the bustle of both Queen's Park and Kensal Rise with the popular roads ofChamberlayne Road, Salusbury Road and Lonsdale Road all being just a short walk away. There are numerous excellent private and state schools nearby including nurseries, primary and second schools. The area is a family-friendly residential area with quiet streets of Victorian and Edwardian houses surrounding the park of the same name, home to a bandstand, flower gardens, and a playground with a paddling pool. Transport links include: Queen′s Park Station (Bakerloo - Zone 2 - Overground), Brondesbury Park Overground Station and from West Hampstead there is a direct link to Luton Airport and also to City Airport. Good bus routes into and out of London are within easy reach as well.

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CAMERONS STIFF & Co.

EST. 1982

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