

Hopefield Avenue
NW6

FOR SALE

FREEHOLD

£2,175,000

A meticulously designed four bedroom terraced Victorian property, offering 1,776 sq ft of internal living accommodation, enviably located on one of the most sought-after roads in Queen's Park. This home presents a rare opportunity to acquire a thoughtfully arranged family residence.







Upon entering, it becomes immediately apparent that a lot of thought has gone into the design, making the most of all the available space. The Ground Floor is centred around two primary living spaces: a sizeable double reception room at the front and an open-plan kitchen/dining area at the rear. These areas seamlessly flow into one another, creating a truly enviable layout.

The contemporary double reception room features a fireplace, fitted storage, and hardwood flooring. To the rear, the open-plan kitchen/dining space is particularly impressive, accessible via both the hallway and the double reception room.

This area is flooded with natural light, offering a perfect setting for entertaining. Sliding doors open onto a beautifully landscaped and secluded 40-foot rear garden, complete with two garden sheds.

The First and Second Floors have been thoughtfully arranged to optimise space and comfort. The principal bedroom occupies the front of the property, accompanied by the second and third bedrooms, a family bathroom, and a separate W/C. The Second Floor showcases an exemplary loft conversion, currently serving as a bedroom with an en-suite bathroom but equally suited for use as a home office or studio.





- Terraced Victorian property
- 1,776 sq ft of internal living space
- 4 bedroom, 2 bathroom, 2 reception
- Double reception room includes a fireplace, fitted storage, and hardwood flooring
- Bright and airy kitchen/dining space with large glass elements for natural light
- Second Floor loft conversion with en-suite
- Combination of period charm and contemporary finishes throughout
- Garden includes two practical storage sheds
- Located close to local amenities, parks, schools, and excellent transport links
- Council: Brent (F)



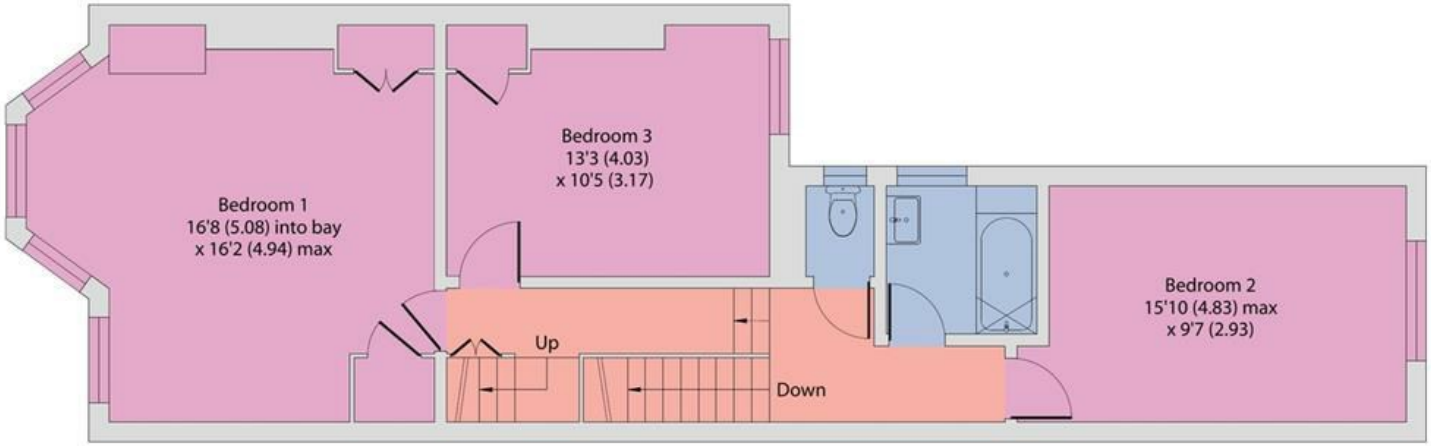




Hopefield Avenue, London, NW6

Approximate Area = 1776 sq ft / 164.9 sq m
Limited Use Area(s) = 132 sq ft / 12.2 sq m
Outbuildings = 82 sq ft / 7.6 sq m
Total = 1990 sq ft / 184.7 sq m
For identification only - Not to scale

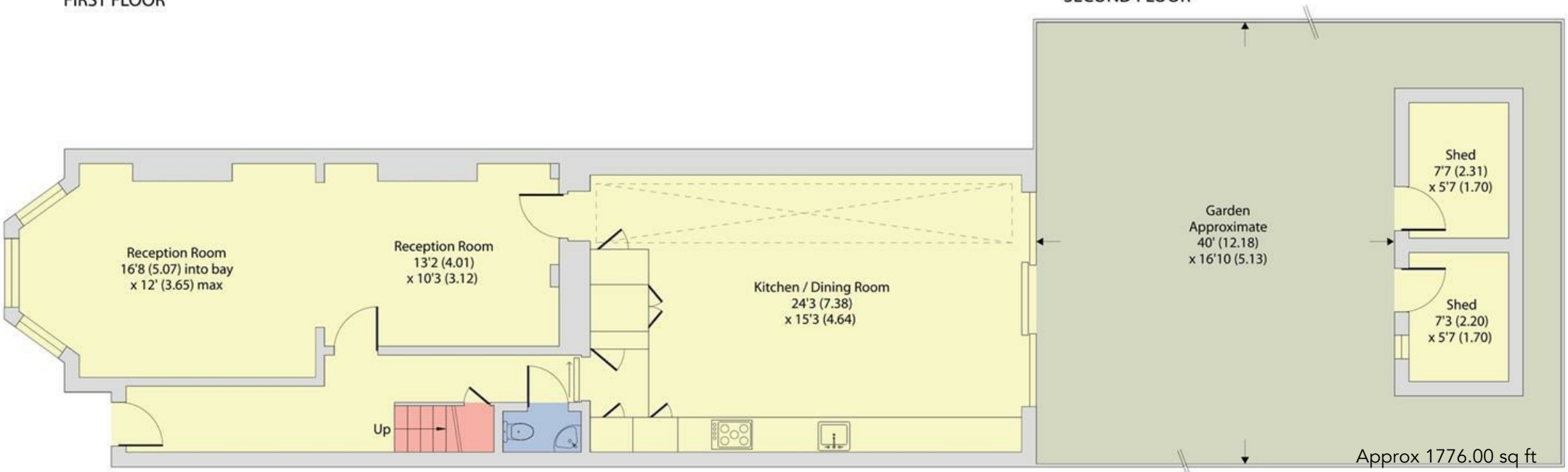
Denotes restricted head height



FIRST FLOOR



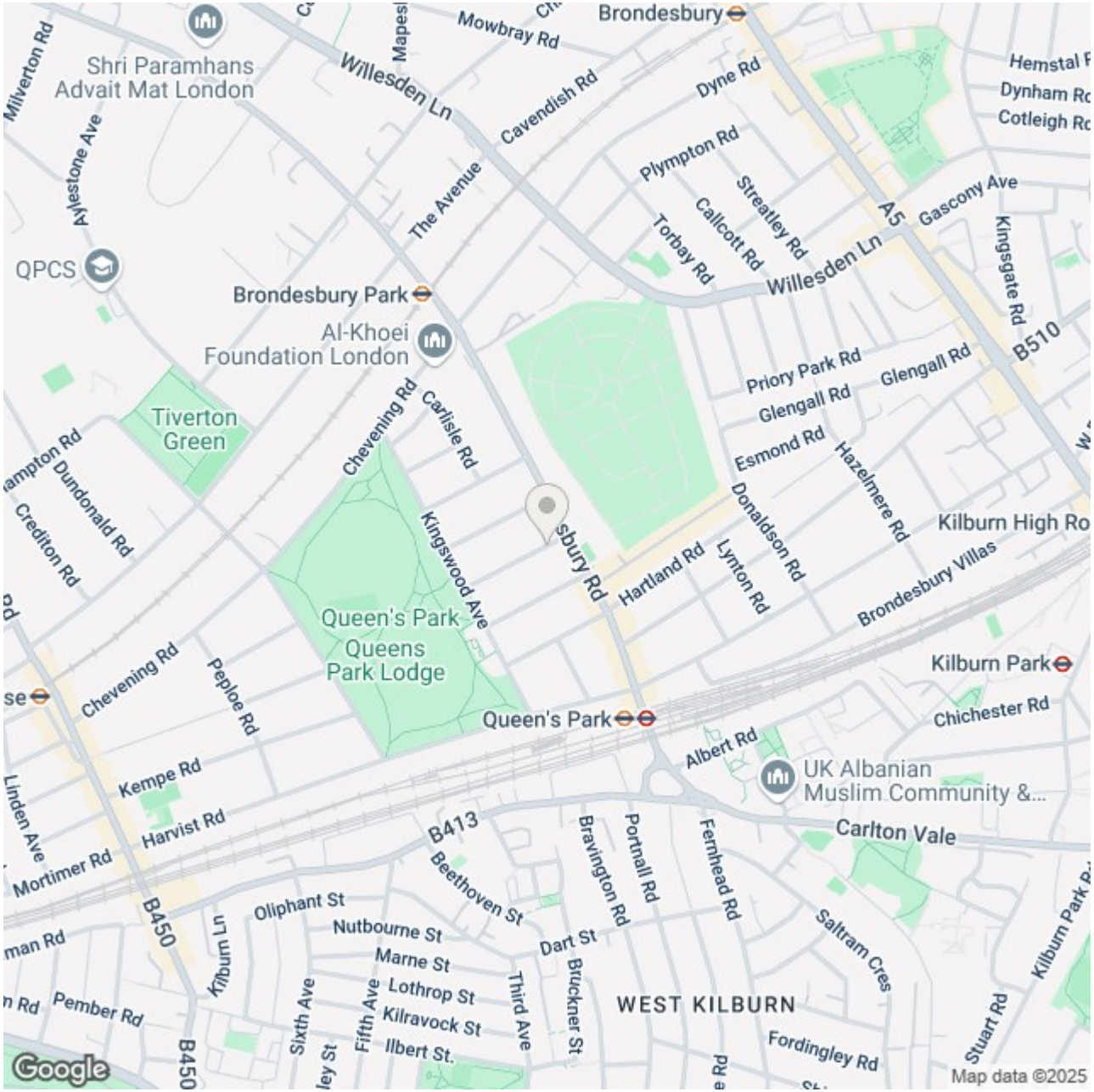
SECOND FLOOR



GROUND FLOOR

Approx 1776.00 sq ft
EPC: D
Brent (F)
Ref: 19007046

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Camerons Stiff & Co. REF: 1250899



Location

Nestled in the heart of Queen's Park, Hopefield Avenue is known for its tree-lined streets, period homes, and local character, residents enjoy easy access to Queen's Park's 30-acre green space, featuring tennis courts, a playground, a café, and a weekly farmers' market. Salusbury Road and nearby Chamberlayne Road offer independent shops, cafés, gastropubs, and restaurants, while Lonsdale Road adds boutique fitness studios and hidden dining spots. Families benefit from excellent local nurseries and schools, both state and private. Excellent transport links include Queen's Park (Bakerloo & Overground - Zone 2) and Brondesbury Park (Overground - Zone 2) nearby, plus multiple bus routes for easy access to Central London

020 8459 1133 • 020 7328 2828

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

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EST. 1982

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