

Callcott Road
NW6

FOR SALE

FREEHOLD

£1,750,000

A well presented period five bedroom, two bathroom centre terraced house arranged over four floors and 2208 sq ft of fine family living space. Located in Queen's Park, this beautifully presented Victorian terraced home combines period elegance with stylish contemporary living in one of North West London's most desirable neighbourhoods.







Upon entry, you're greeted by original tessellated flooring and a striking stained-glass front door, setting the tone for the character throughout. The generous reception room featuring high ceilings, original cornicing, picture rails, and a stunning marble fireplace with a wood-burning stove. To the rear, the light-filled, contemporary kitchen is designed for modern living, with integrated appliances, sleek finishes, and direct views of the mature garden.

The First Floor comprises of a beautifully crafted balustrade staircase leading to three well-proportioned bedrooms, each retaining sash windows and Victorian detailing. The rear double bedroom includes elegant wood flooring and built-in storage with ample bookshelves. A separate family bathroom features a cast iron



freestanding tub and sash windows.

On the Second Floor, the principal bedroom boasts a luxurious en-suite with walk-in shower, oval basin, and freestanding bath. Additional highlights include a roof terrace with decked flooring and flower boxes- perfect for enjoying panoramic views of Queen’s Park. There is the addition of a loft conversion offering excellent storage or to be used as an additional bedroom.

The garden is a peaceful urban retreat, with steps leading to a stylish outbuilding, perfect as a home office with Bi-folding doors allowing the workspace to blend seamlessly with its tranquil surroundings.





- Victorian family home with contemporary and period charm
- 2208 sqft of enviable living space
- 5 bedrooms, 2 receptions rooms and 2 bathrooms (1 en-suite)
- Plethora of original features throughout
- Abundance of natural light throughout this home
- 44ft rear garden with additional outbuilding summer house
- 18ft roof terrace overlooking Queen's Park
- Viewings highly recommended
- Council: Brent (F)

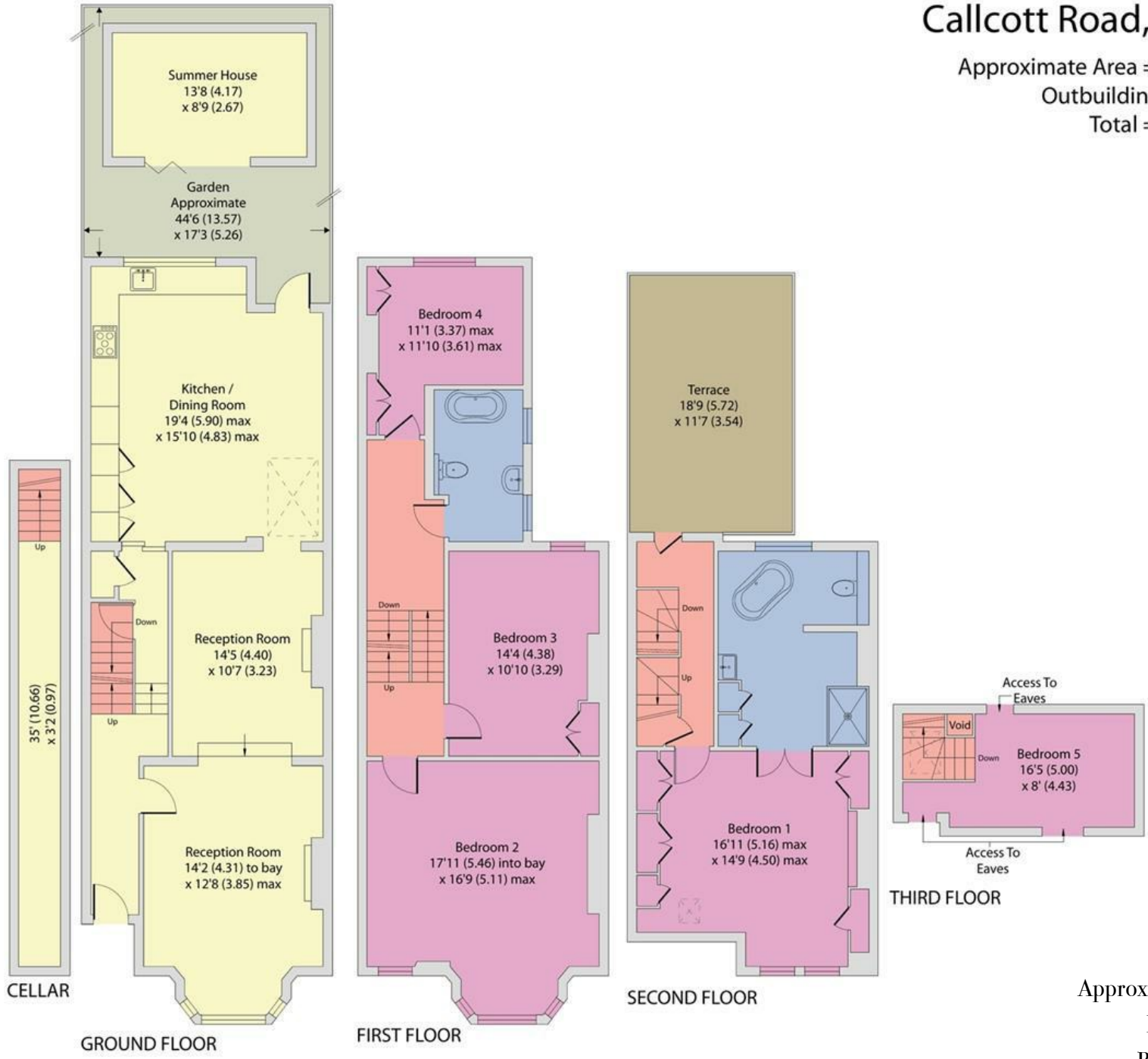






Callcott Road, London, NW6

Approximate Area = 2208 sq ft / 205.1 sq m
Outbuilding = 120 sq ft / 11.1 sq m
Total = 2328 sq ft / 216.2 sq m
For identification only - Not to scale



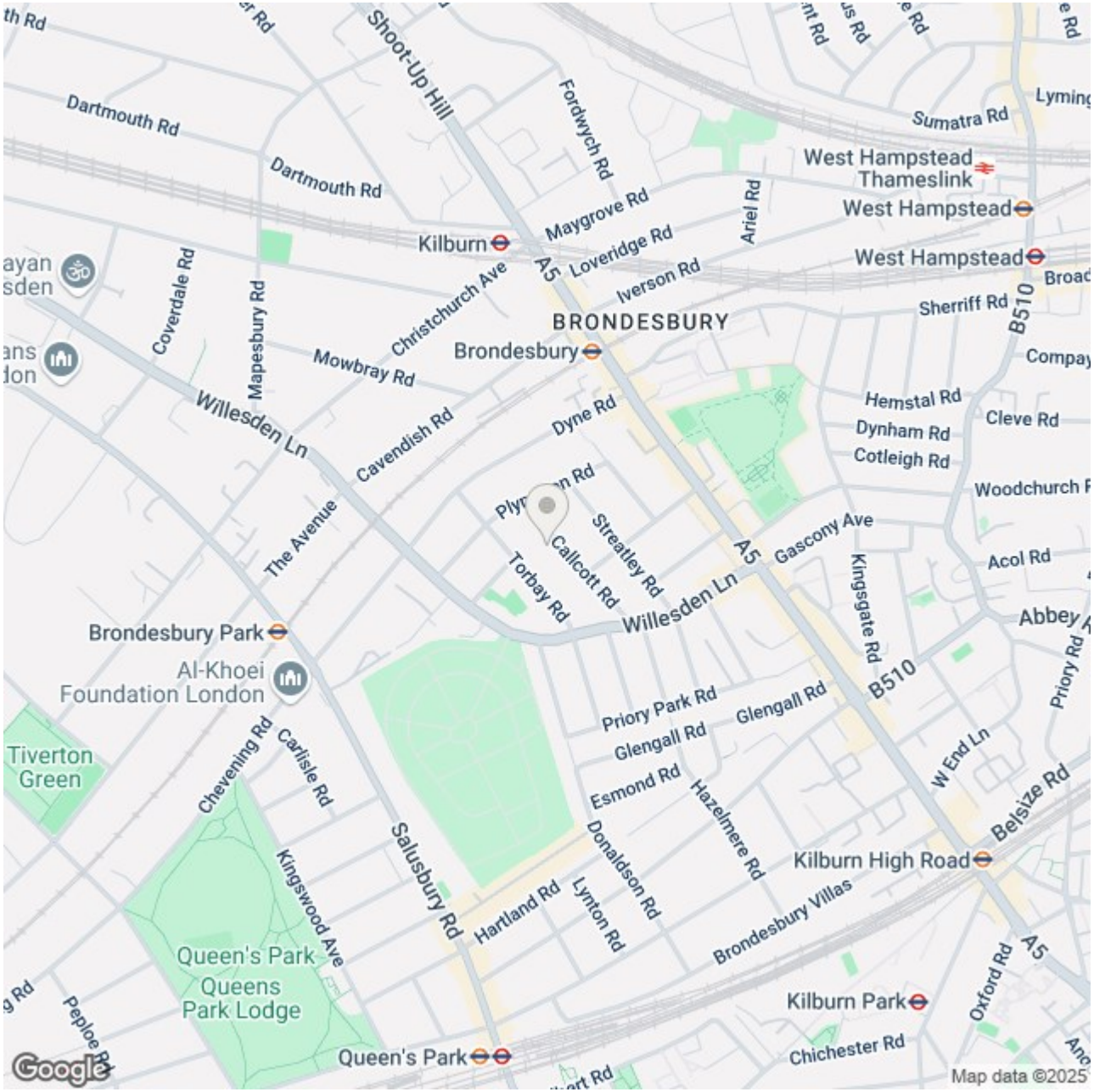
Approx 2208.00 sq ft

EPC: D

Brent (F)

Ref: 19404921

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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Location

Callcott Road is conveniently located in the Brondesbury Conservation Area, a prime position just moments from the vibrant amenities of Kilburn High Road, where an array of shops, restaurants, cafés, and delis create a lively and convenient atmosphere. The area is exceptionally well-connected, with excellent transport links including Kilburn Underground Station (Jubilee zone 2) and Brondesbury (Mildmay Zone 2), offering swift access across London. Residents also benefit from proximity to the green open spaces of Queens Park where one can enjoy the peaceful havens of mature trees and walking paths. Combining urban convenience with natural charm, Callcott Road is perfectly positioned for enjoying the best of North West London living.

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EST. 1982

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