

Glynfield Road, London NW10

---



# Glynfield Avenue, London

## NW10

---

An excellent opportunity to acquire a gorgeous five bedroom Victorian style terraced house situated within the heart of NW10. This characterful family home has accommodation arranged over three floors, measuring over 1800 sq. ft of immaculate living space, which the current owners have meticulously refurbished and cared for.

Upon entering, you are met with an airy entrance hall leading to a double reception room. The reception room offers good ceiling height, original wood stripped flooring and bespoke plantation shutters.



**Guide price:** £1,000,000

**Tenure:** Freehold

**Local authority:** London Borough of Brent

**Council tax band:** E







The rear of the property unfolds into a light, bright kitchen/diner that enjoys a range of integrated appliances, skylights and Crittal doors that open on to a well-manicured 55 ft rear garden with mature shrubs. There is also a guest cloakroom and utility room on this floor.

The first floor consists of three double bedrooms, and two contemporary bathrooms, one of which is an en suite bathroom to the principal bedroom. Upstairs on the top floor are two bedrooms in the loft conversion and a shower room with eaves storage.





# Glynfield Road, NW10

Approximate Area = 168.8 sq m / 1816 sq ft  
Including Limited Use Area (16.0 sq m / 172 sq ft)



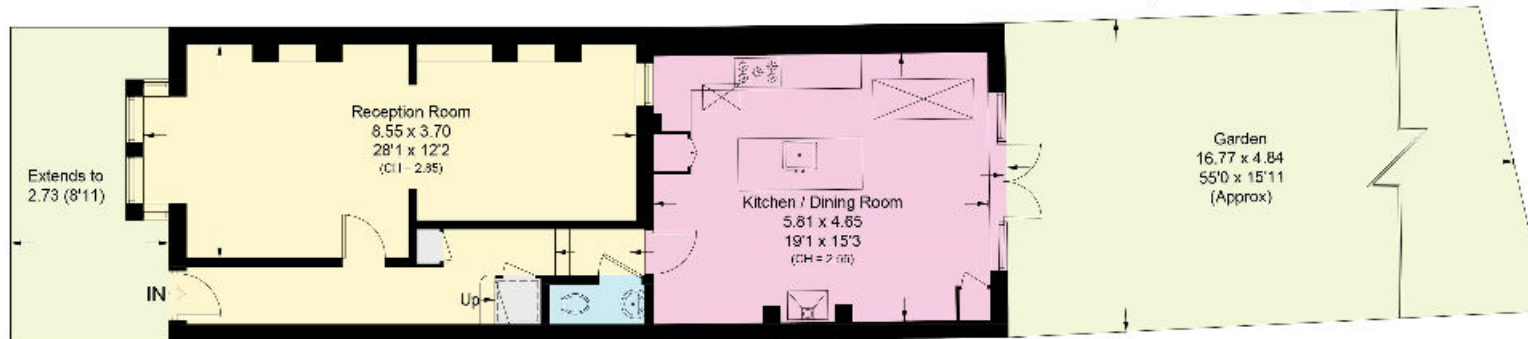
## First Floor

Approximate Area = 59.5 sq m / 640 sq ft



## Second Floor

Approximate Area = 41.0 sq m / 441 sq ft  
Including Limited Use Area (15.4 sq m / 166 sq ft)



## Ground Floor

Approximate Area = 68.3 sq m / 735 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Knight Frank**  
Queen's Park  
60 Salusbury Road  
NW6 6NP

We would be delighted to tell you more

Queen's Park  
020 3815 3020  
queenspark@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.