

# Brondesbury Park, Queen's Park NW2





# Property Information

This grand, five bedroom family home is impressive from the moment you enter. Offering almost 5000 sqft of bright accommodation arranged over 3 floors and enviable outdoor space both to the front and rear of the house, the sense of light and space both within and outside the property is remarkable.

The exterior is noteworthy for its beautiful 38ft front garden, driveway and garage. Inside you are greeted with a generous hallway with a sweeping open staircase. Off this lie a guest WC, reception room with bay window, a separate study as well as the kitchen diner and spacious living room, both of which lead to the vast rear garden. Original wood parquet flooring is prevalent throughout the front reception room, the hallway and the rear living room that offers a light and airy entertainment space. The front reception room has an intimate atmosphere and is currently used as a cinema room.

Centred in the heart of this home is the smart kitchen, complete with a central island, range cooker and integrated appliances that lead into a well-equipped utility area. Approached through the kitchen is an additional cosy den as well as a separate dining room which also enjoys direct access to the garden. The garden features stylish composite decking areas perfect for entertaining and al fresco dining, and an expansive lawn spanning over 117 ft. There is also access to a separate and practical external store room.

Upstairs is home to the impressive principal bedroom suite, with a generous dressing room and large en-suite bathroom. There is also a family bathroom with a separate w/c which serves the three additional bedrooms, all of which are of good size. The top floor unfolds into a stylish fifth bedroom with white wooden flooring and an abundance of storage. Complete with its own en-suite and a charming Victorian roll-top bathtub, this room provides the perfect ambience for relaxing.





Like its close neighbour, Queen's Park, Brondesbury Park is a popular spot for families and young professionals. The location is served by Willesden Green station (Jubilee line) and Brondesbury Park overground. There is a wide selection of good state and private schools in the vicinity and if it's open space you seek, then there's Tiverton Green with its fantastic kids' cycling, scooting and skating paths and an outdoor gym. For convenience, there is a large Sainsbury's supermarket only a short walk away whilst a variety of other cafes, restaurants, banks and chemists can be found on High Road.

London Borough of Brent

Freehold

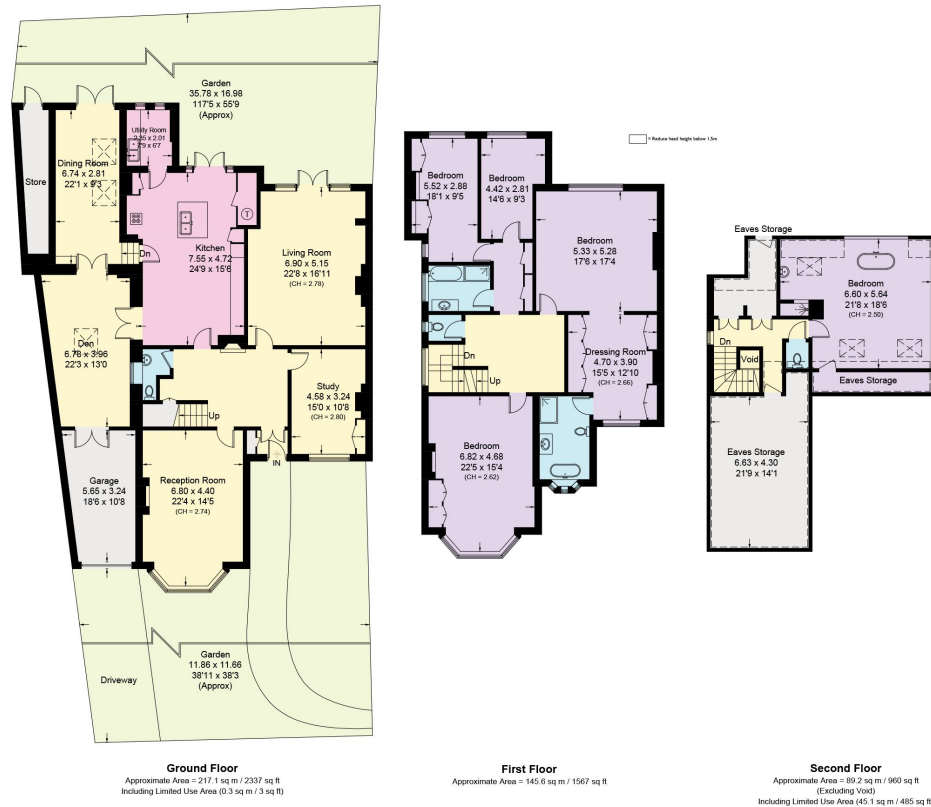




# Brondesbury Park, NW2

Approximate Area = 451.9 sq m / 4864 sq ft (Excluding Void)  
Including Limited Use Area (45.6 sq m / 491 sq ft) and Eaves

Store = 7.1 sq m / 76 sq ft  
Total = 459 sq m / 4940 sq ft



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
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.

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