

Chevening Road, Queen's Park NW6



Chevening Road, Queen's Park **NW6**

This wider than average end of terrace home has been carefully renovated with exquisite attention to detail to complement its original Victorian stature, with features like tessellated tiles and sash windows. Upon entering, you are greeted with an inviting hallway with stained glass windows leading you to an elegant double reception room with access to a courtyard. At the rear, there is a fully equipped kitchen/dining room. This room is flooded with natural light due to the meticulously placed skylights. A downstairs cloakroom, utility, and under-stair storage are also available on this floor.



Guide price: £3,250,000

Tenure: Freehold

Local authority: London Borough of Brent

Council tax band: F







The first floor unfolds to provide three double bedrooms and a family bathroom. The principal bedroom is located at the front of the property and features two separate dressing rooms and a plush en suite with a bath and shower. The top floor has a further double bedroom, a shower room, and sizeable invaluable storage spaces in the eaves.

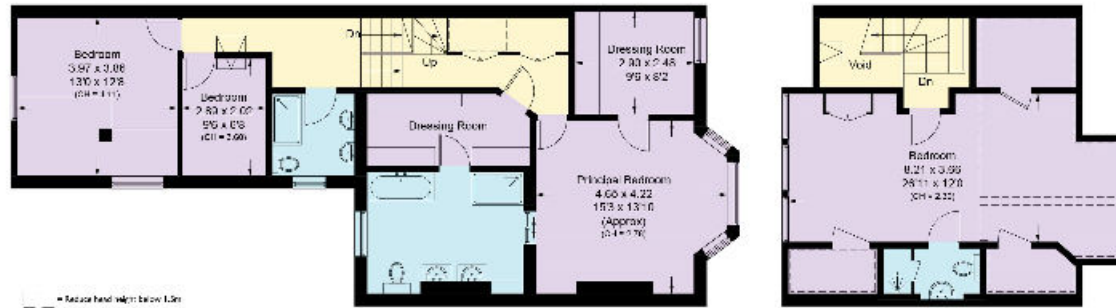
Externally, there is a paved front garden with off street parking and a 101 ft landscaped rear garden.





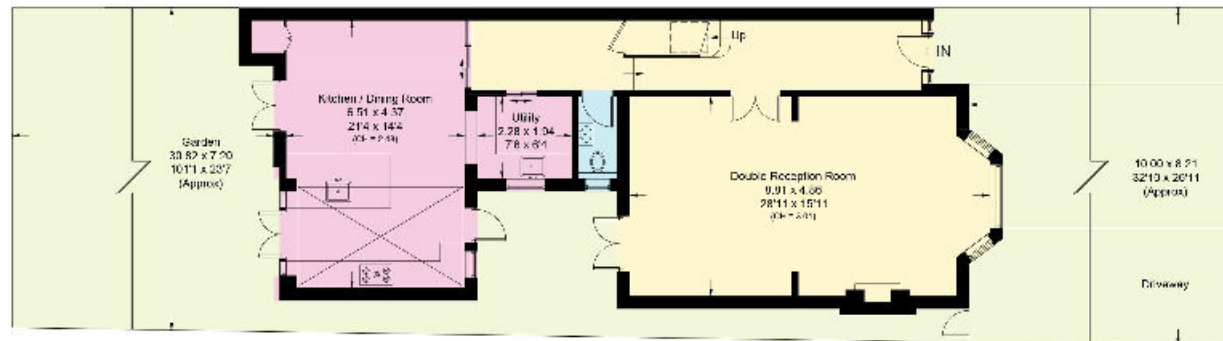
Chevening Road, NW6

Approximate Area = 215.0 sq m / 2314 sq ft
 (Excluding Limited Use & Void)
 Including Limited Use Area (23.0 sq m / 248 sq ft)
 Total = 238.0 sq m / 2562 sq ft
 (Including Limited Use & Void)



First Floor
 Approximate Area = 68.3 sq m / 735 sq ft
 Including Limited Use Area (1.2 sq m / 13 sq ft)

Second Floor
 Approximate Area = 46.2 sq m / 497 sq ft
 (Excluding Void)
 Including Limited Use Area (20.8 sq m / 224 sq ft)



Ground Floor
 Approximate Area = 98.7 sq m / 1062 sq ft
 Including Limited Use Area (0.8 sq m / 9 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



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 March 2023. Photographs and videos dated March 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.