



## KINGSWOOD AVENUE





London NW6





# KINGSWOOD AVENUE, NW6

A rare opportunity to acquire this stunning, double-fronted end-of-terrace family home, enviably positioned on sought-after Kingswood Avenue.

			EPC
6	4	3	TBC
			

Local Authority: London Borough of Brent

Council Tax band: H

Tenure: Freehold

Guide price: £7,000,000





Lovingly maintained by the current owners for decades, this exceptional property boasts a rich and unique history - it was originally owned by Mr. Chamberlayne himself.

Occupying a prime position on Kingswood Avenue, directly opposite the open green spaces of Queen's Park, is this unique, end of terrace, double fronted house. A grand double reception room is handsomely laid with herringbone parquet flooring, and natural light streams in from both the bay window and rear aspect. A period fireplace acts as a focal point in the room that is in keeping with the style of the property. Furthermore, partitions have been fitted to provide the option of an open plan space, or independent rooms.

















## AT THE HEART OF THE HOME...

Lies a beautifully appointed traditional kitchen, featuring floor to ceiling, metal framed doors that open directly onto a private patio and mature garden — creating a seamless indoor-outdoor flow. A private garage and offstreet parking are located at the rear of the property, offering rare convenience in this location.

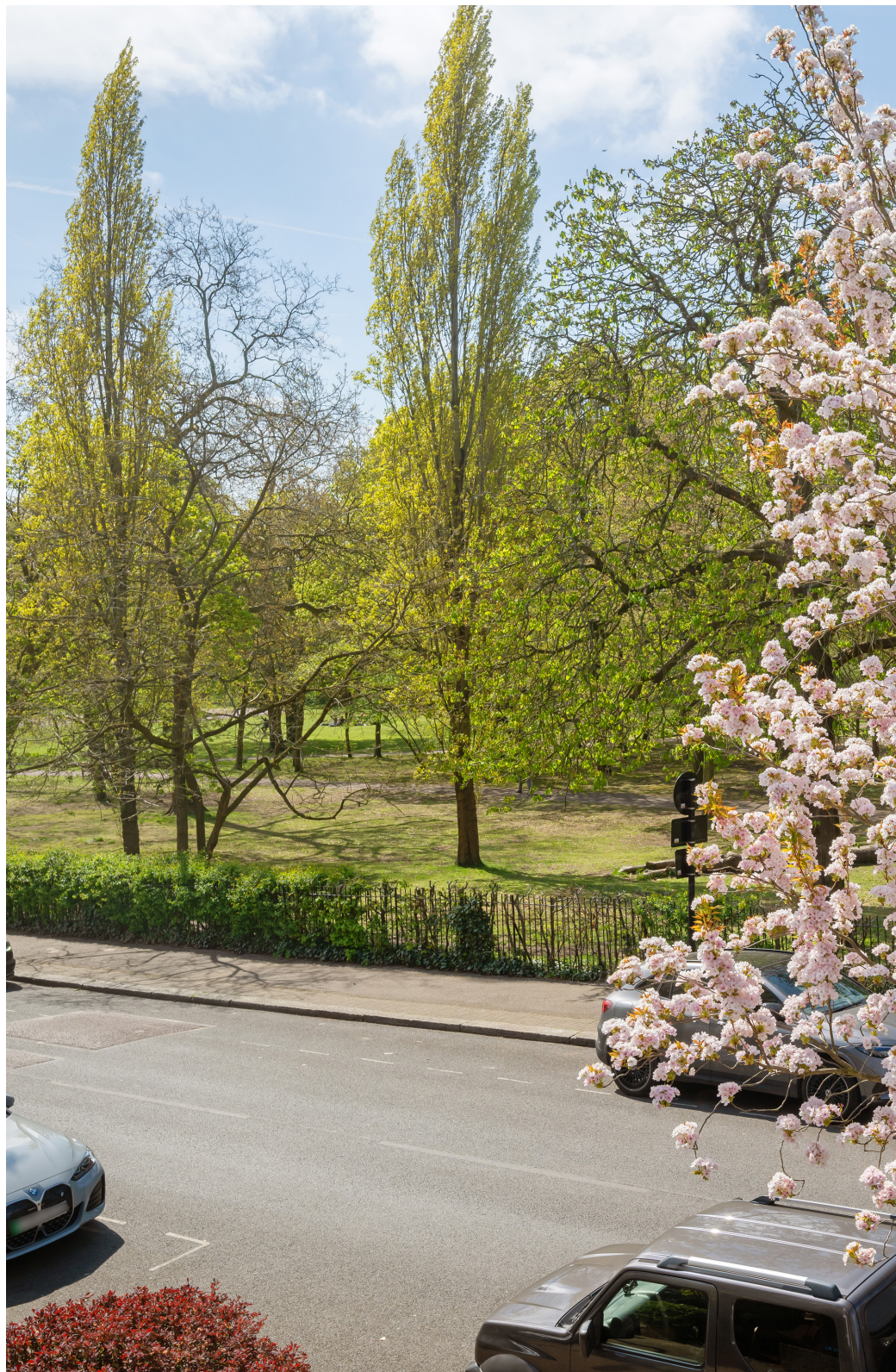
The ground floor also includes a separate utility room with a large double wine fridge, a guest cloakroom, and a spacious study, which could easily be repurposed as an additional bedroom.











The first floor comprises four impressive double bedrooms, including the principal bedroom which is complemented by a spacious, walk-in wardrobe and luxurious en suite bathroom. The sizeable family bathroom is also located on this floor.

The top floor has been converted into a bright and spacious loft, offering two further bedrooms and two additional bathrooms. With excellent ceiling heights and views overlooking both the garden and Queen's Park, this floor offers ideal space for guests, older children, or a live-in nanny.









Kingswood Avenue is one of the most sought after streets in Queen's Park overlooking the park, along with fantastic access to transport links via the Bakerloo line at Queen's Park or the London Overground at Brondesbury Park. Salusbury Road offers an excellent choice of cafes, restaurants and boutique shops and the property is also within good reach of the local library and sport facilities including tennis courts and local gyms.

The property is very well positioned for a large selection of private and state schools located in the local areas of Notting Hill, North Kensington, St John's Wood and Hampstead.



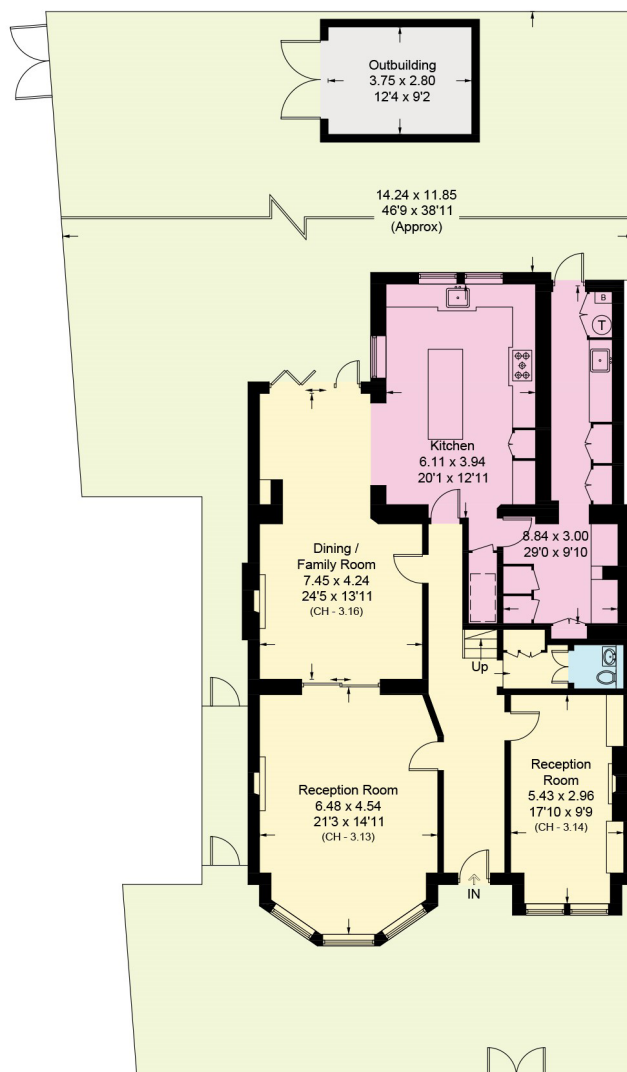






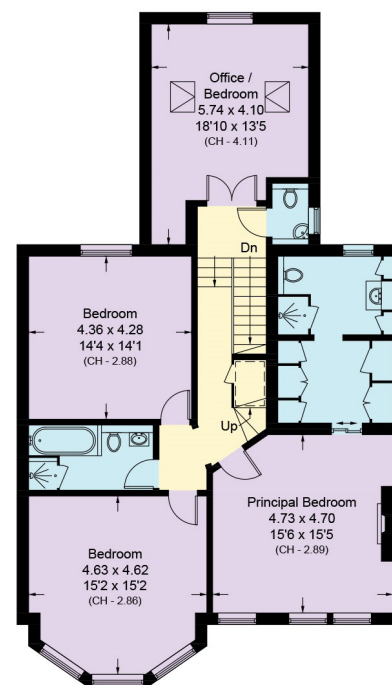






#### Ground Floor

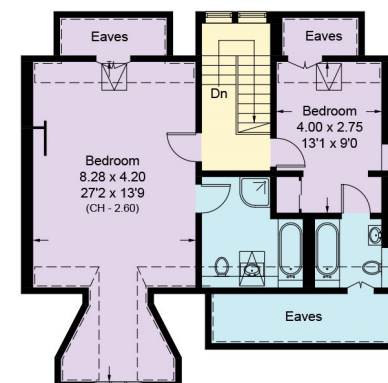
Approximate Area = 141.6 sq m / 1524 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)



#### First Floor

Approximate Area = 118.5 sq m / 1275 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)

□ = Reduce head height below 1.5m



#### Second Floor

Approximate Area = 74.7 sq m / 804 sq ft  
Including Limited Use Area (24.3 sq m / 261 sq ft)

Approximate Gross Internal Area = 3716 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)





We would be delighted  
to tell you more.

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