



Chevening Road

London, NW6

Asking Price £2,750,000

Situated on one of Queen's Park's most sought-after roads, this elegant red brick four-bedroomed terraced family home combines contemporary design with generous living space all centred around a truly exceptional 100ft garden and is positioned within the ever popular Queens Park Conservation Area.

Moments away from both Queens Park and the wonderful shopping facilities and eateries of Chamberlayne Road, the modern accommodation comprises a wonderful double reception room, a wonderfully large and bright kitchen to the rear giving access to the spectacular 100 foot garden, The first floor is made up of the master bedroom suite at the rear with abundant natural light and en suite bathroom, along with two further double bedrooms which are served by a family bathroom on this level. The top floor has a further spacious double bedroom and en suite bathroom and plentiful eaves storage. A useful garden office/studio is nestled at the end of the garden. The house also has a useful ground floor utility and cloakroom.

Further benefits include a useful separate utility room, ground floor cloakroom and off street parking with an electric charging bay.

The house is a short walk from Queens Park Underground station (Bakerloo Line and Lioness Line) and Brondesbury Park Overground station (Mildmay Line). The area is also well-served by several bus routes. The A5 is close by for easy routes to the north circular and out of London.

CHESTERTONS



Chevening Road

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- A stunning 4 bedroom family home spanning approx. 2400 square feet.
- Finished to a high standard and benefitting from a 100 ft. garden.
- The house comes with off street parking and an electric charging point.
- Closes to the shopping facilities of Chamberlayne Road and the green open spaces of Queens Park.



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Brent Council
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	91 B

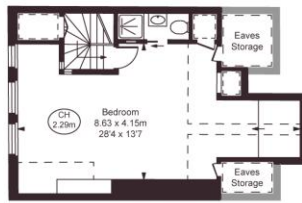
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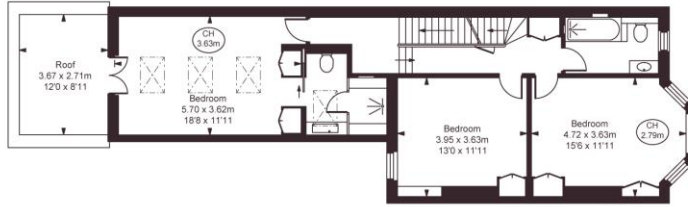
CHEVENING ROAD, NW6
 Approximate Gross internal area 2,319 sq ft (215.44 sq m)
 Eaves Storage area 45 sq ft (4.18 sq m)
 Studio area 187 sq ft (17.34 sq m)
 Total Areas Shown On Plan 2,551 sq ft (236.96 sq m)
 Including restricted height under 1.5m ()
 CH = Ceiling Heights
 For identification purposes only.



For illustrative purposes only – not to scale
 The position and size of doors, windows, appliances
 and other features are approximate only.



Second Floor
 Approximate Gross Internal Area
 37.25 sq m / 401 sq ft



First Floor
 Approximate Gross Internal Area
 76.51 sq m / 824 sq ft



Ground Floor
 Approximate Gross Internal Area
 101.68 sq m / 1,094 sq ft

