

# CAMERONS STIFF & Co.

www.cameronsstiff.co.uk



**Chelmsford Square, NW10**  4  2  2  2168.00 sq ft  Council Tax **F**

FOR SALE is this substantial four-bedroom semi detached 1930's family home, offering a total of 2168 sq ft of internal and external living accommodation. This is a truly unique and rare opportunity to acquire a family home situated in the highly sought-after location of Chelmsford Square.

The Ground Floor provides an expansive and sociable arrangement that maximises the available square footage. Upon entering the property, the hallway leads to two reception rooms with large bay windows to the front and to the rear, currently utilised as a living room and a dining room, with both rooms providing an abundance of natural light. The kitchen to rear leads through to the side of the property where access can be gained from the driveway, and through to the mature private garden with a large outbuilding. There is potential for an extension to the side and to the rear.

**£1,699,950 Freehold**



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The First Floor provides access to three bedrooms, a beautiful large family bathroom, a separate utility room, and a WC. The Second Floor contains the fourth bedroom and en suite, along with a study.

Chelmsford Square is a quiet treelined location in prime Kensal Rise overlooking four tennis courts, and bordering Queen's Park. Transport links include Kensal Rise (Overground), Kensal Green (Bakerloo-Zone 2 & Overground), and Willesden Green (Jubilee-Zone 2) and multiple bus routes.

Early viewing is highly recommended to fully appreciate this beautiful home.





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- FOR SALE this stunning 4-bedroom 1930s family home
- Offering 2168 sq ft of well laid out living accommodation over 3 floors
- Comprises of 4 bedrooms, 2 bathrooms and 2 reception rooms
- The hallway leads to two reception rooms with large bay windows to the front and to the rear
- The kitchen to rear is abundant in light
- Mature private garden with a large outbuilding
- 4 large bedrooms with a study and lovely family bathroom
- Council Tax: Brent (F) - FREEHOLD
- Transport links include: Kensal Rise (Overground) Kensal Green (Bakerloo-Zone 2 & Overground)
- Viewing is highly recommended



**CAMERONS  
STIFF & Co.**

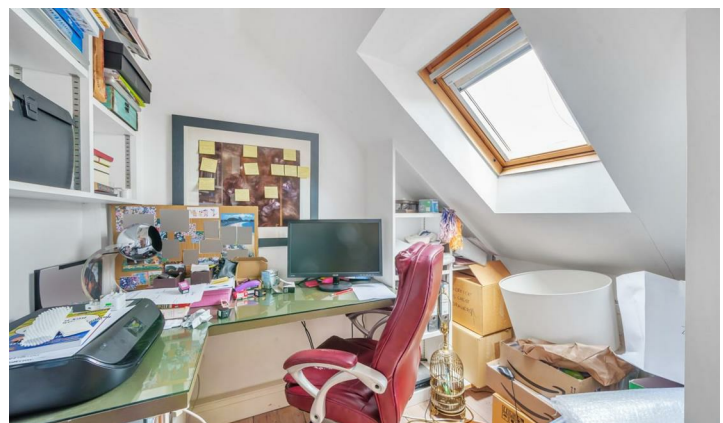
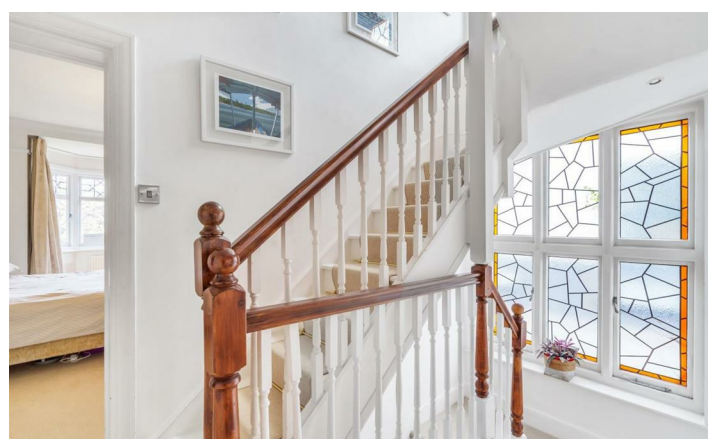
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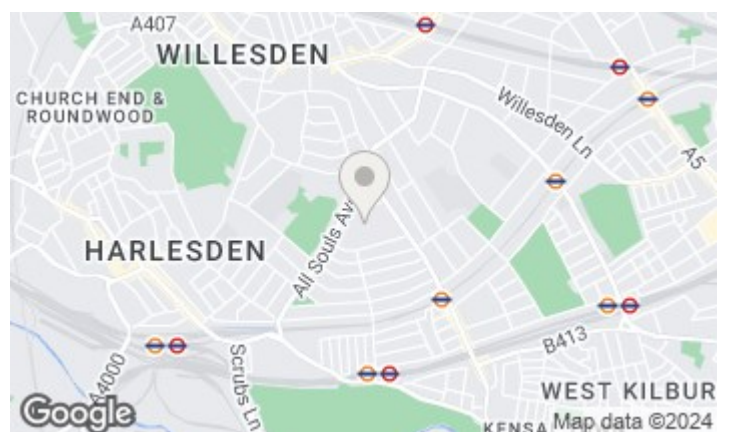
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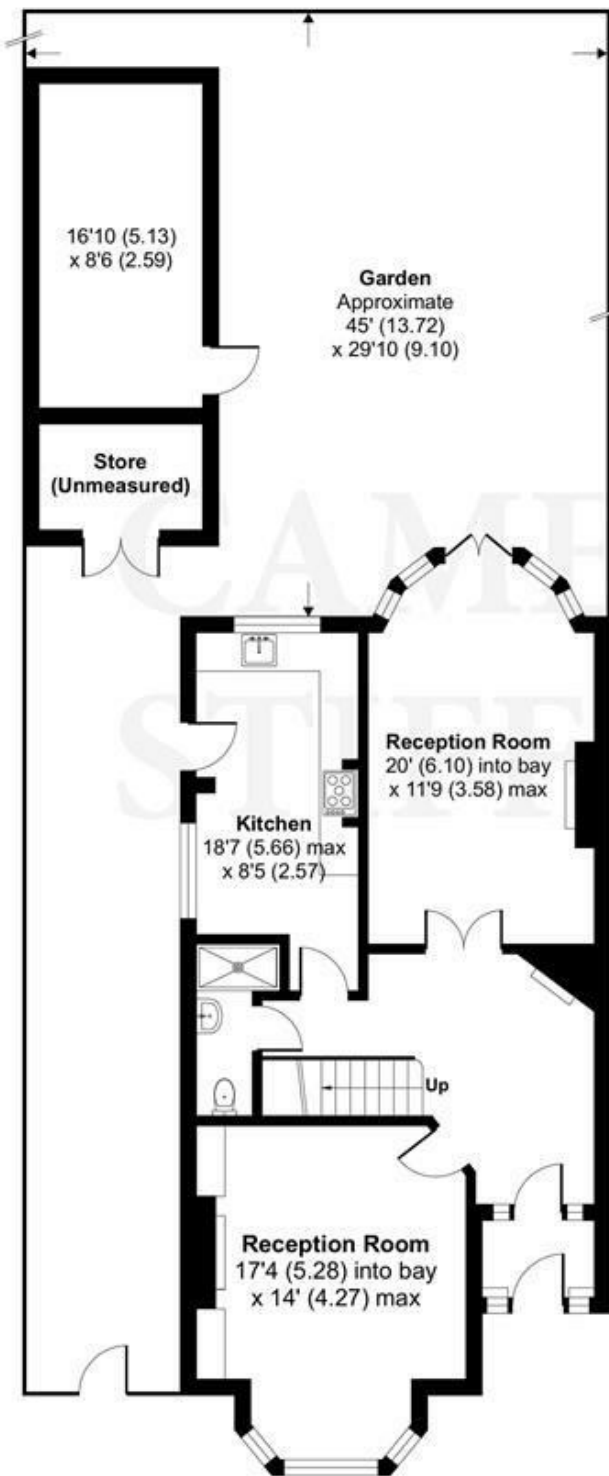
Approximate Area = 1922 sq ft / 178.5 sq m (excludes store)

Limited Use Area(s) = 103 sq ft / 9.5 sq m

Outbuilding = 143 sq ft / 13.3 sq m

Total = 2168 sq ft / 201.4 sq m

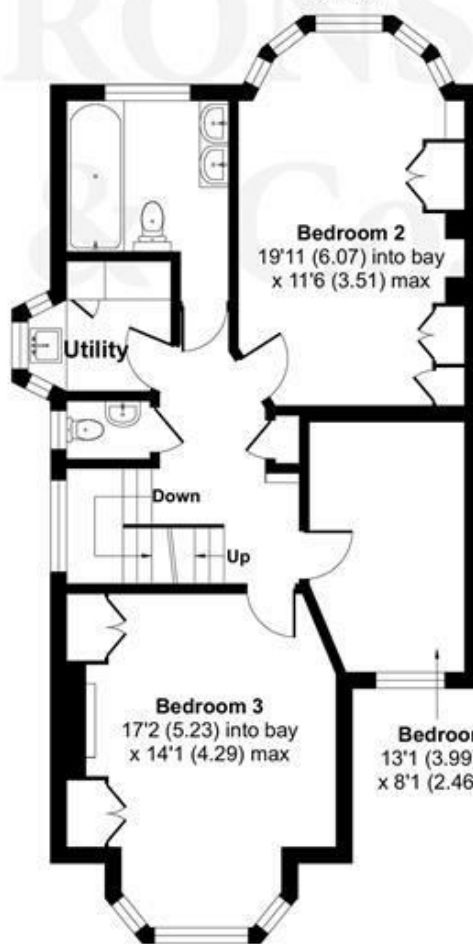
For identification only - Not to scale



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Current: 67, Potential: 83



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checon 2023. Produced for Camerons Stiff & Co. REF: 957688

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