



£2,999,950 Freehold

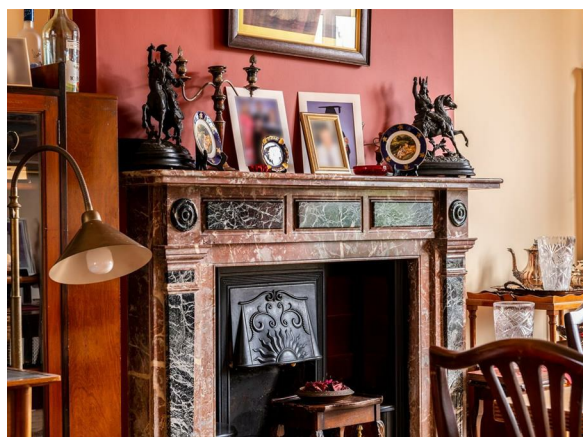
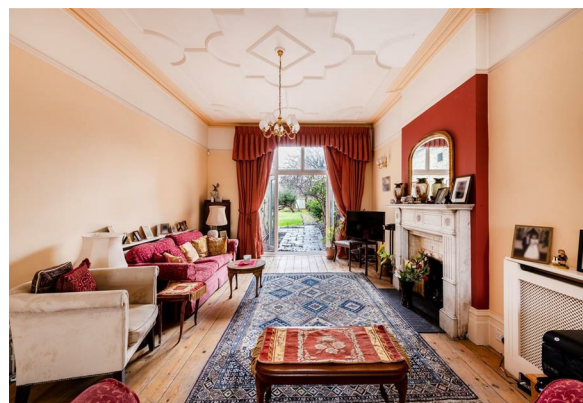
5 5 4 3449.00 sq ft D



A substantial and imposing detached Edwardian villa, offering in excess of 3449 sq ft of internal and external living accommodation. The property is architecturally beautiful and unique in proposition; it occupies a commanding and distinctly large plot. Furthermore, it boasts a separate and sizeable 'Coach House', which would be perfect for guest accommodation.

Upon entering the property, its size and scale become immediately apparent. To the right of the entrance hallway, there is a 40 ft double reception room. In addition to being laced with exquisite ceiling corning and decoration, there are two original cast-iron fireplaces. As a result of the property retaining a variety of Edwardian architectural features, an opportunity exists to create an eclectic mixture of original, characterful design and sympathetic contemporary styling.

At the rear, there is a large kitchen/breakfast room that is accessed through a second reception room. A reconfiguration of the Ground Floor layout and a development of the side-return (STPP) would enable the











creation of an expansive, enviable and light abundant space. The property benefits from an enormous and secluded 120 ft lawned rear garden.

The First Floor is comprised of five sizeable bedrooms, of which one is ensuite. The remaining four are serviced by a family bathroom at the rear. Like the Ground Floor, a reconfiguration of this layout would result in a more pragmatic arrangement. There would also be provision to extent into the loft to add to the property's square footage and to create either a home/office studio or a master en-suite floor.

Milverton Road is a wide, tree-lined residential road in Brondesbury Park. Benefitting from views over Cricket fields to the front, the property is ideally located to access the amenities of Queen's Park and Willesden Green. Local transport links include Willesden Green (Jubilee - Zone 2) and Brondesbury Park (Overground).









- A substantial and imposing detached Edwardian villa.
- Offers 3449 sq ft of internal and external living accommodation.
- A unique proposition; occupying a commanding and distinctly large plot.
- Comprised of 5 bedrooms, two bathrooms.
- Rare opportunity to reimagine a large family house.
- Benefits from a separate dwelling with an en-suite bathroom
- Enviaable location on a sought-after street.
- 120 ft lawned south-east facing rear garden.
- Willesden Green (Jubilee - Zone 2) and Brondesbury Park (Overground) Stations
- Council Tax Band: D











# Milverton Road, NW6

Approximate Area = 281 sq m / 3024 sq ft

Coach House = 39.5 sq m / 425 sq ft

Total = 320.5 sq m / 3449 sq ft

Including Limited Use Area (0.9 sq m / 10 sq ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

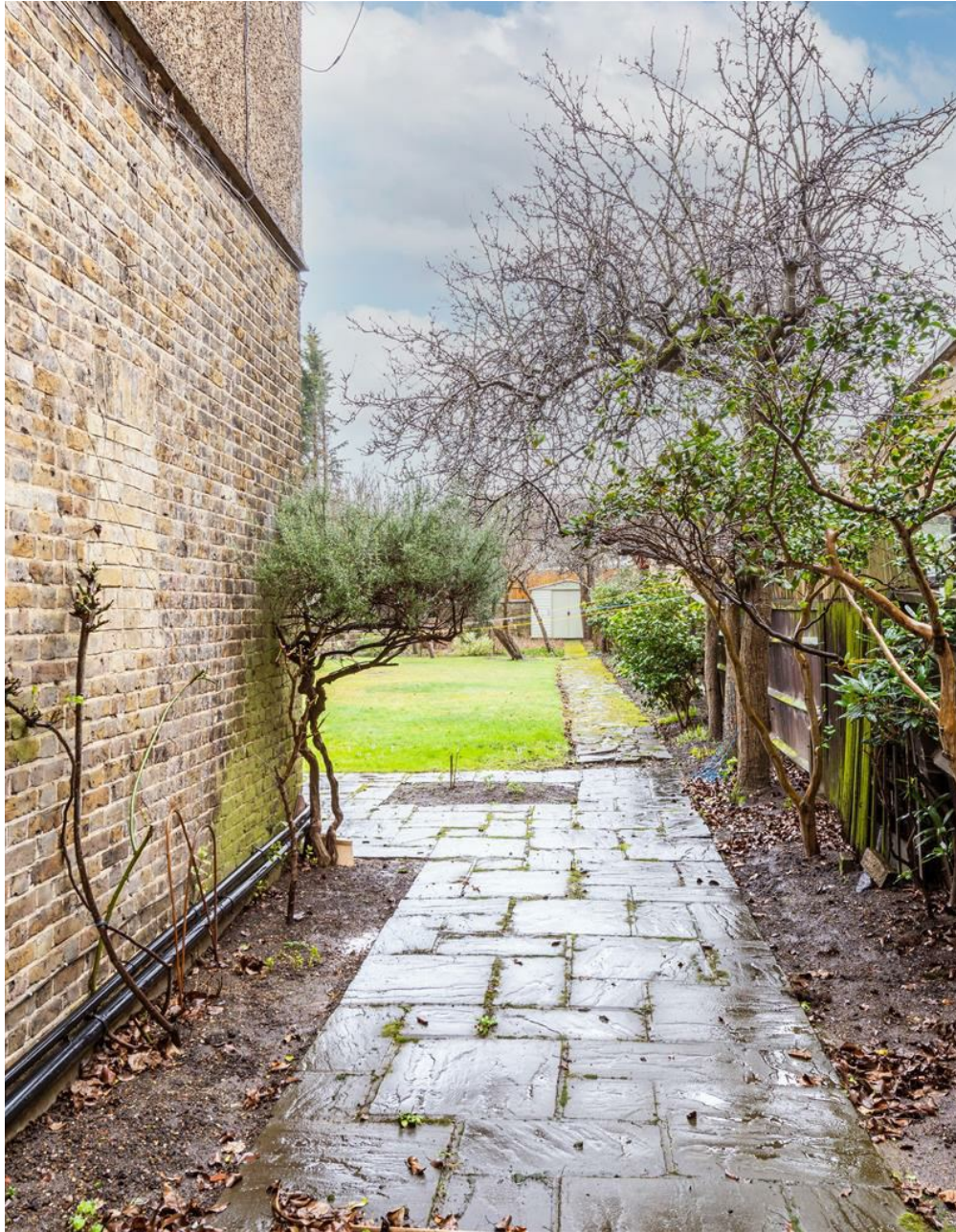
Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.

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.











## Milverton Road, NW6

