



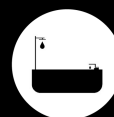
£5,000,000 Price Guide Freehold



6



2



6



5158.00  
sq ft



H



A rare and exciting opportunity to acquire a recently renovated, detached house that is situated on the prestigious and highly sought after Manor House Drive.

Set behind electric gates, this imposing family home provides over 5100 sq ft of spacious accommodation with attention to detail throughout. The property has been refurbished to an exceptional specification and offers a unique opportunity to acquire a family home that exudes opulence.

Upon entering the property, the sheer scale and volume become immediately apparent with triple height ceilings in the entrance hall and an impressive curved glass staircase leading to the upper floors. Marble flooring and direct views of the well manicured garden entice and lead you to the rear of the property which unfolds into an expansive open plan kitchen/reception measuring over 53 ft wide, providing a generous family space.

To the front right hand side of the house is another reception room separated by a built in fireplace, this is ideal as a quiet snug/







television room. To the left is a smart study/office. There is also a utility room, plant room and guest cloakroom on this floor.

The secluded garden is a perfect oasis of calm complete with an outdoor hot tub and studio creating the perfect out door space for living and entertaining all year round.

Manor House Drive is ideally located for the amenities of Queen's Park, Kensal Rise and Willesden Green which are all a short distance away. Transport links include Willesden Green (Jubilee) and Brondesbury Park (Overground) Stations.

Early viewing is highly recommended.









- A simply stunning and recently refurbished six bedroom detached property
- Spanning 5158 sq ft of outstanding luxury living space
- Two predominant living areas and a modern fitted kitchen spanning a little over 53 ft wide
- An expansive 37 ft rear garden with patio area ideal for entertaining
- Luxury fixtures and fittings throughout
- Six generous sized bedrooms and five bathrooms (all en-suites)
- Within easy reach of Queen's Park
- Excellent transport links into London via both Willesden Green (Jubilee) and Brondesbury Park (Overground) Stations.. The M1 motorway is also easily reached
- Council: BRENT - Tax Band H - Freehold
- Early viewing is highly recommended

























# Manor House Drive, Brondesbury Park, London, NW6

Approximate Area = 4673 sq ft / 442.4 sq m (excludes void)

Limited Use Area(s) = 167 sq ft / 15.5 sq m

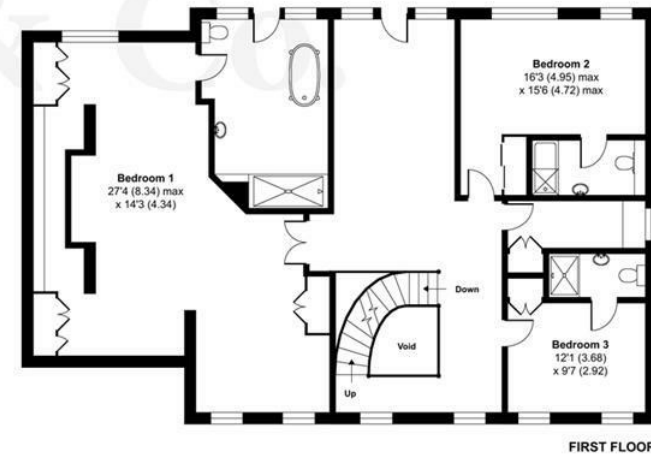
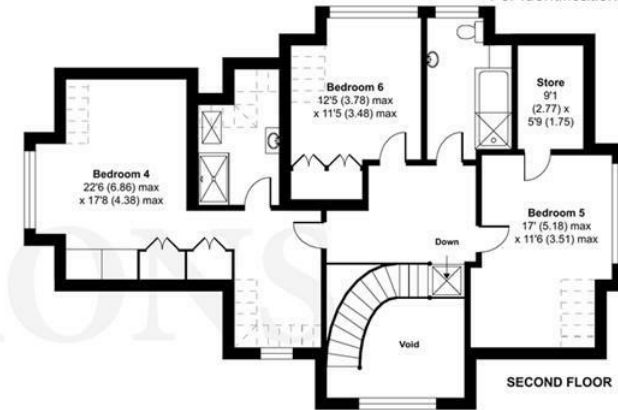
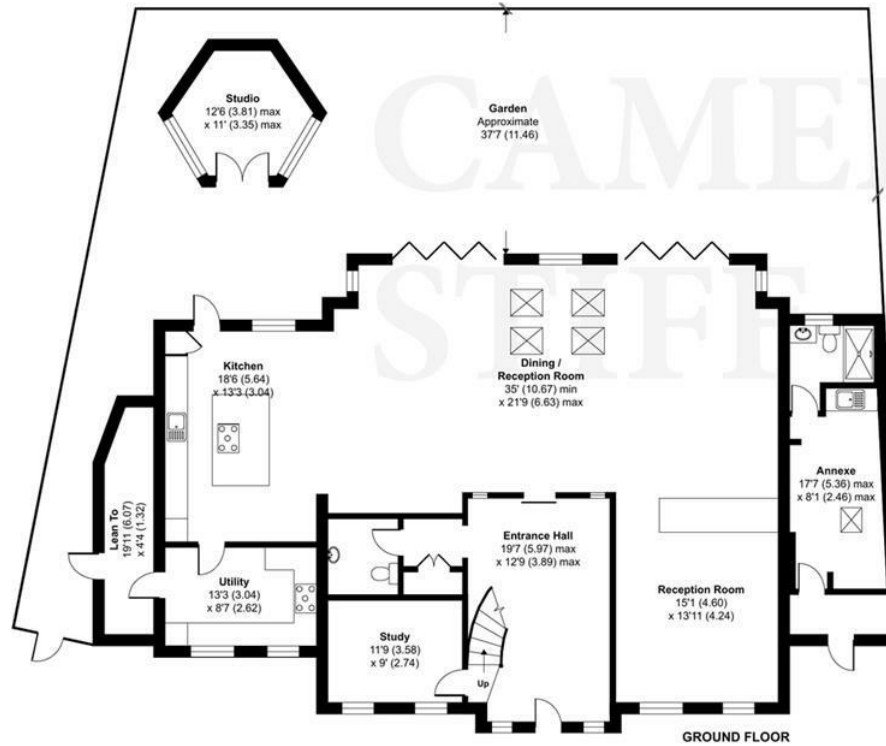
Annexe = 219 sq ft / 20.4 sq m

Studio = 99 sq ft / 9.2 sq m

Total = 5158 sq ft / 479.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2022. Produced for Camerons Stiff & Co. REF: 763854

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	