



£1,499,950 Freehold



An immaculately presented Edwardoam terraced property, offering 2606 sq ft of airy internal living accommodation in a prime location in the heart of Willesden Green.

The property boasts a distinctly cool aesthetic and offers an eclectic combination of original period architectural features and sympathetic contemporary design. The Ground Floor is comprised of a sizeable reception room to the front, which boasts a charming atmosphere, original cast-iron fireplaces, wood flooring and Plantation shutters.

By extending the side return, the current owners have managed to create a modern, high-specification kitchen and utility room. The kitchen/diner features high-shine worktops, ample storage, and fitted appliances. A generous 58 ft landscaped garden is accessible through bi-folding doors in the kitchen and utility room. The garden also features a large outhouse that could be used as an office/gym/studio. The property has recently had all-new electrics installed including CAT 5, a new boiler, and pipework throughout.







The First Floor comprises five bedrooms and a modern family bathroom. The main bedroom on this floor benefits from fitted wardrobes. The principal suite is located on the Second Floor and features an en-suite bathroom and eaves storage.

Astley Avenue is a quiet, residential tree-lined road in the heart of Willesden Green. It is situated moments from the amenities of Walm Lane, in addition to being a short walk from the coveted Gladstone Park. A number of excellent state and private schools are also close by including Anson Road Primary School. Excellent transport links via Willesden Green (Jubilee – Zone 2) Stations as well as local bus routes and good road links.

Early viewing is highly recommended.





- An immaculately presented six bedroom Edwardian mid-terraced property
- Spanning 2606 sq ft of internal accommodation
- A sizable reception room to the front with a beautiful feature fireplace
- Generously sized kitchen/diner with utility room
- Landscaped 58 ft rear garden with terrace including a spacious outbuilding
- Six good sized bedrooms and two bathrooms (one en-suite)
- Roof retiled in 2015 & exterior repainted (front & back) in 2017
- Willesden Green (Jubilee – Zone 2) Stations as well as local bus routes and good road links into and out of London
- A great selection of local amenities nearby
- Early viewing is highly recommended to fully appreciate this outstanding family home

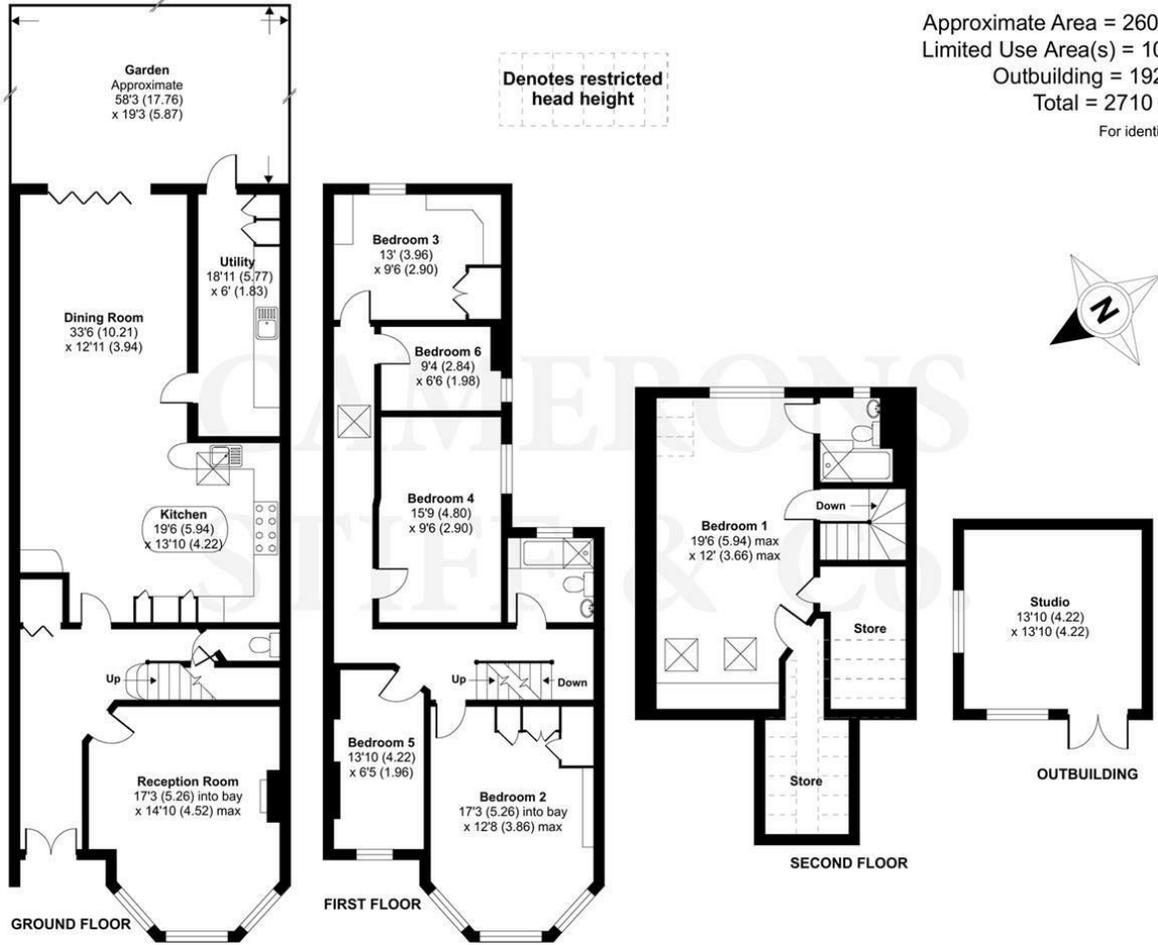




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Astley Avenue, London, NW2**

Approximate Area = 2606 sq ft / 242 sq m  
 Limited Use Area(s) = 104 sq ft / 9.6 sq m  
 Outbuilding = 192 sq ft / 17.8 sq m  
 Total = 2710 sq ft / 251.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2022. Produced for Camerons Stiff & Co. REF: 825610

## Astley Avenue, NW2

