



Windermere Avenue, NW6



An architecturally attractive Victorian terraced home, offering a GIA of 1688 sqft of internal living accommodation. Occupying a commanding position on one of the most sought-after roads in Queen's Park, the property offers a rare opportunity to acquire and reimagine a beautiful family home in a truly enviable location.

The property boasts an architectural typography that is typical of the avenues that connect Kingswood Avenue and Salusbury Road. I, The property is the perfect proposition for an ambitious purchaser looking to create a distinct and unique space that is contemporary in scope yet sympathetic to the original character of the house.

The Ground Floor currently has a compartmentalised arrangement. To the left of the entrance hallway, there is a sizeable reception room that boasts exquisite ceiling cornicing/decoration. The second reception room (which sits in the midriff of the property) is currently arranged as a bedroom. The kitchen is at the rear. There

£1,750,000 Freehold

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would be scope to reimagine the Ground Floor and extend sideward into the side-return (STPP) to create a sociable, expansive and pragmatic space that maximises the available square footage absolutely.

The First Floor offers three bedrooms, all of which are serviced by a family bathroom at the rear. Like the Ground Floor, rearranging the layout of this floor would result in a more pragmatic space. The Second Floor offers one further bedroom in addition to eaves storage.

Windermere Avenue is moments from the plethora of independent cafes, restaurants and gastropubs that line Salusbury Road and Lonsdale Road, in addition to those on Chamberlayne Road in Kensal Rise. There are a number of excellent state and private schools close by.

Early viewing is highly recommended.

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- Attractive Victorian terraced home For Sale
- Offering 1688 sq ft of well laid out accommodation
- Rare opportunity to acquire a beautiful family home in a enviable location
- A sizeable reception room that boasts exquisite ceiling cornicing/decoration
- Lovely mature private garden
- Four bedrooms, all of which are serviced by a family bathroom at the rear
- Freehold- Council: Brent (F)
- Viewing is highly recommended

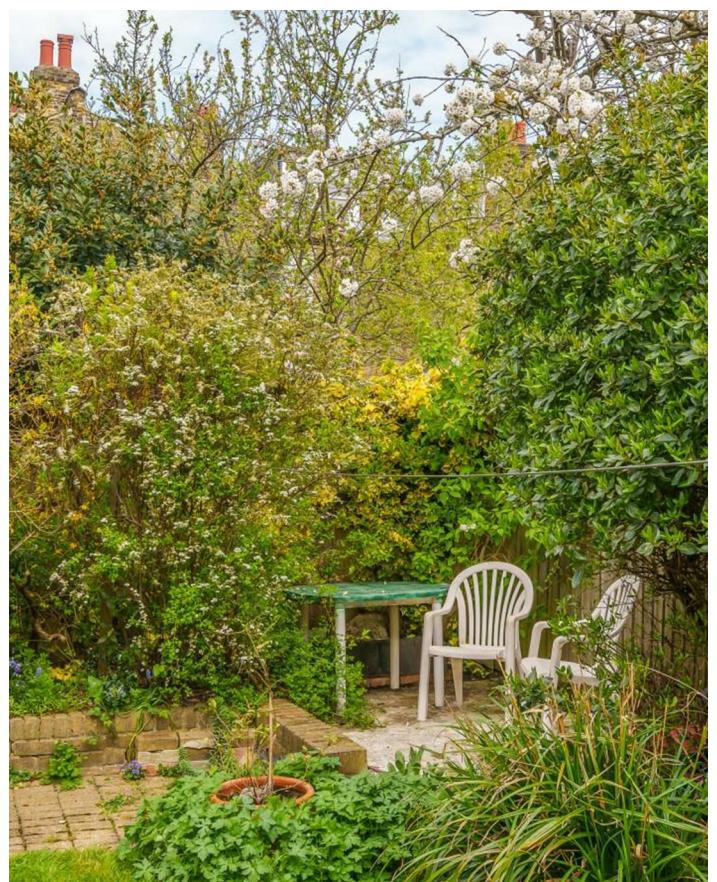
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Approximate Area = 1511 sq ft / 140.3 sq m

Limited Use Area(s) = 177 sq ft / 16.4 sq m

Total = 1688 sq ft / 156.7 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). © nchecom 2023.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	85
(81-91)	B		
(69-80)	C		
(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			

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