



Brondesbury Park
NW2

TO LET

£9,997 Per Month

AVAILABLE FURNISHED OR
UNFURNISHED

An exemplar family residence situated on a wide tree-lined road in the heart of Brondesbury Park, is an emporium of charismatic maximalist design. The property boasts in excess of 5,800 sq ft of internal living accommodation providing a superb technical specification throughout.







The property boasts a lofty central atrium reception area set in elegant Italian stone which is a defining feature of the house. The volumes of the space are enhanced by oversized custom glass doors looking out onto an expansive outdoor terrace and 121 ft south facing garden. A contemporary built-in glass fireplace creates a ski chalet atmosphere during inclement weather. The owners commissioned the grand modern home to include a contemporary glass, steel and wooden staircase to look out onto the atrium.

The Ground Floor reception area is open plan, comprising of a modern display kitchen with a large island and high-end appliances, dining and living space along with a custom-made bar with



specialist wine storage. This floor also boasts a luxurious period bedroom suite, a fully equipped cinema room, an ergonomic utility space including a secondary kitchen and pantry, a boot room with a dog shower and a service bedroom suite. The First Floor provides four unusually large en-suite bedrooms, a spacious landing looking onto the atrium and ample storage. The Principal Suite also has a deluxe custom built dressing room and an outdoor terrace. Having undergone a recent two year reconstruction under the brainchild of a Foster + Partners alumni, it becomes immediately apparent that a meticulous architectural and interior design process has taken place.





- 5000+ sq ft luxury contemporary family home
- Modern live-in kitchen and reception space
- Off street parking for four or five cars
- Underfloor heating and air conditioned throughout
- Gigabit wifi installed
- Large 121 ft south facing rear garden with outdoor kitchen, BBQ and fireplace
- Good transport links into London via Jubilee line and Brondesbury Park Overground
- COUNCIL: Brent (H). Deposit: £1,1538
- Offered Furnished or Unfurnished







Brondesbury Park, NW2

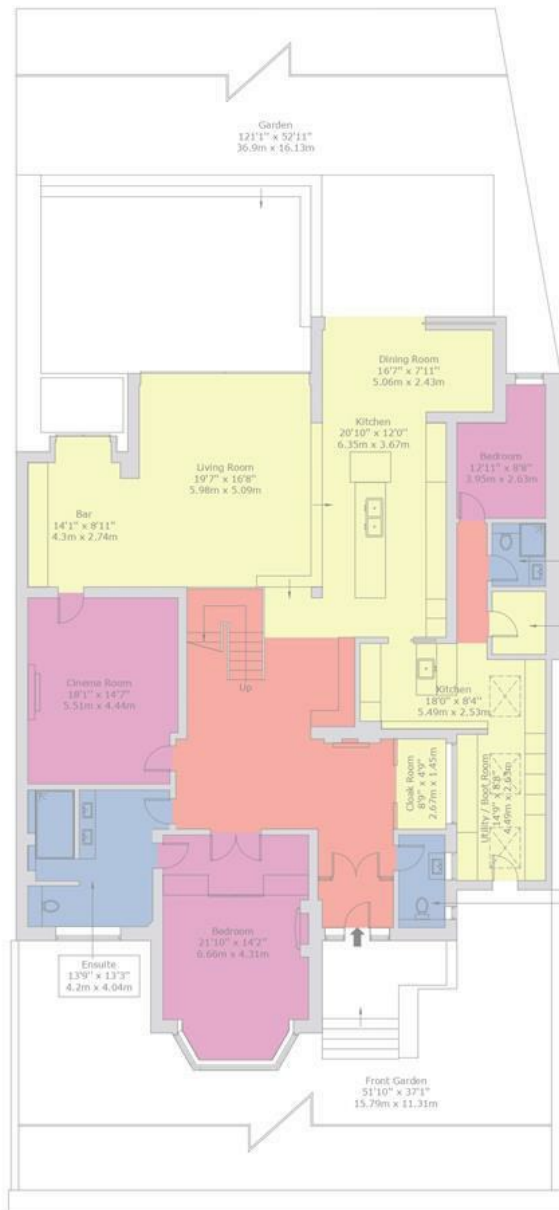
Approx Gross Internal Area = 541.3 sq m / 5827 sq ft

Garden = 447.9 sq m / 4821 sq ft

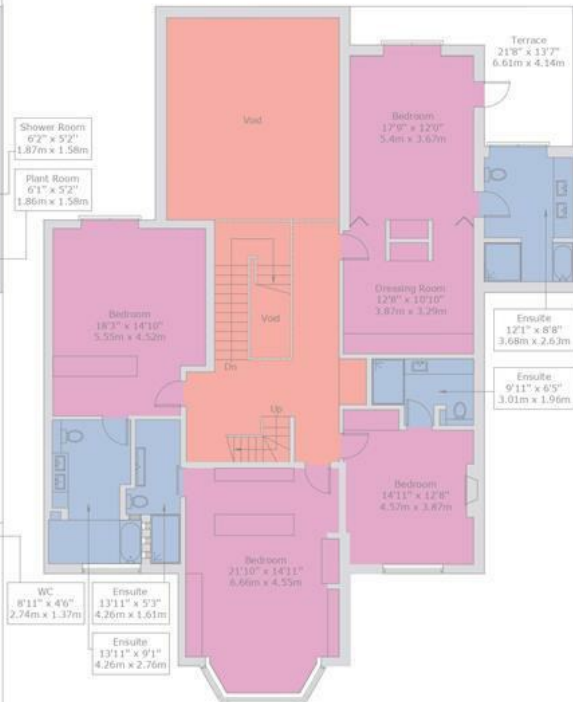
Front Garden = 141.8 sq m / 1526 sq ft

Total = 1131 sq m / 12174 sq ft

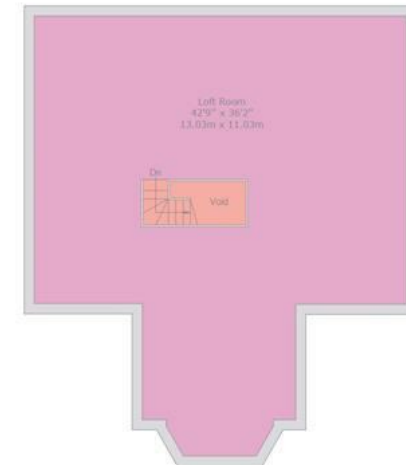
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Maximum lengths and widths are represented on the floor plan. Produced for Cameron Stiff & Co. Copyright @ BLEUPLAN

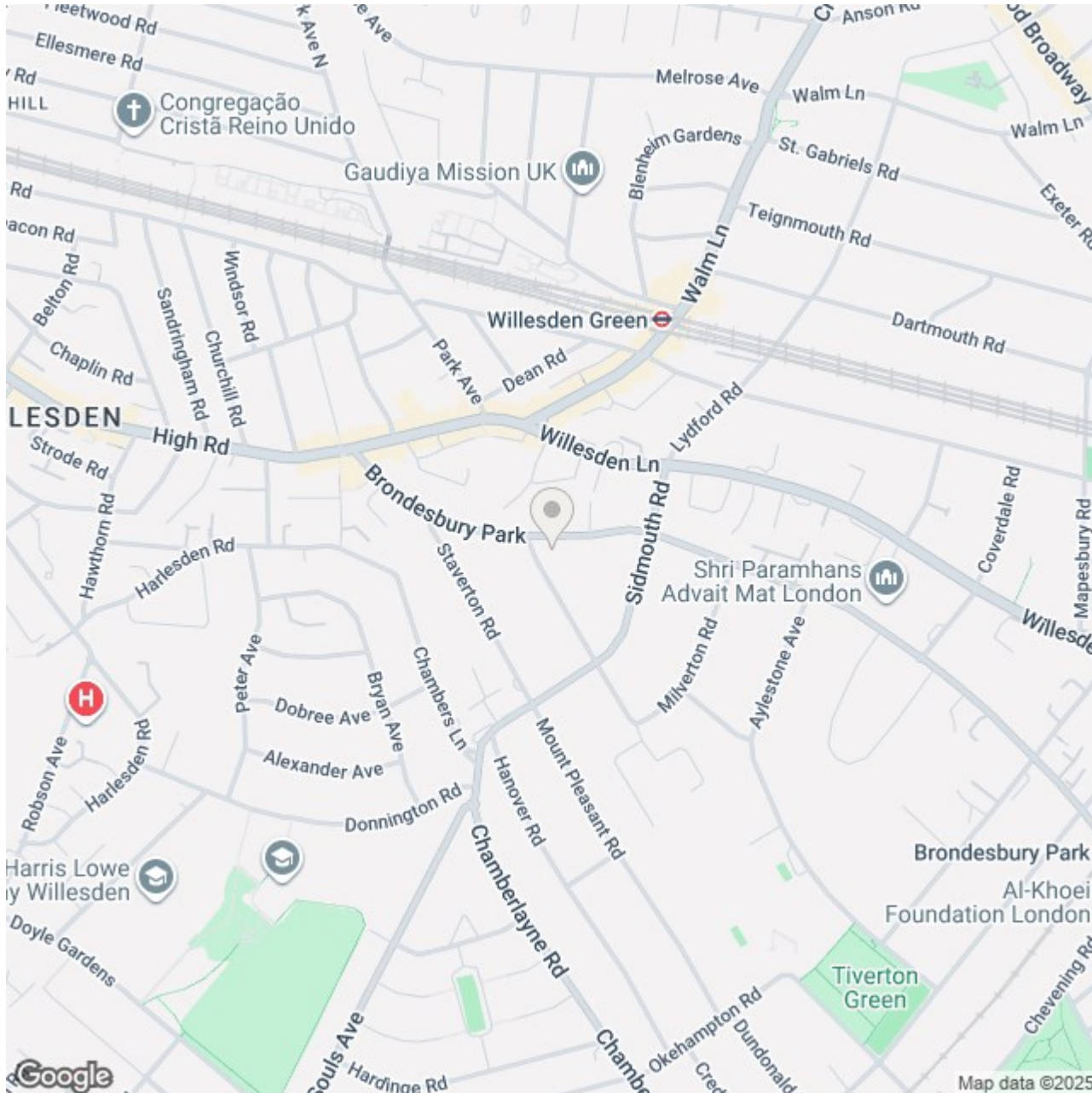
Approx 5827.00 sq ft

EPC: C

Brent (H)

Ref: 18907964

Location



Brondesbury Park is a hugely popular area with generous sized family homes and apartments. It is an area that has much to choose from including the Kiln Theatre and the Lexi Cinema also not far away on Chamberlayne Road. Eateries are in abundance and all within close proximity particularly in Salusbury Road which offers a lifestyle living with gyms, yoga studios and health clubs. This area is also a vibrant family area. A stroll to Queen's Park will reveal the beautiful park with its small Farm, tennis court and children's play area along with a small cafe. Tiverton Road is also on your doorstep with the open space to walk your dogs and let them off lead. Great schools and nurseries are also easily accessible. Excellent transport links with Brondesbury Overground, the Jubilee line (Zone 2) at Willesden Green and Kilburn Station and the Bakerloo Line at Queen's Park (Zone 2) all within a short distance. Bus routes are good direct into London and the easy access to West Hampstead Overground direct to Luton Airport, Paddington station with access to the Heathrow Express and then City Airport easily accessible on the Jubilee Line and DLR. Shopping Centres include the West End, Westfield Shopping Centre and Brent Cross Shopping Centre.

020 8459 1133 • 020 7328 2828

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

CAMERONS STIFF & Co.
EST. 1982

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