



## Chevening Road, London, NW6

Four bedroom, three storey family home (with basement) on this popular residential road located in the heart of Queens Park.

The home has much to offer with many original features still present, from double height skirting, sash windows, stained glass windows, cornicing and working fireplaces, all of which is combined with a sympathetic finish.

Comprising as follows;

The inviting entrance hall offers a glimpse of the sheer size of the home, with a half landing to an upper and lower floor being visible, this floor is where you'll find the relaxing through lounge, with a generous bay window and partial garden views to the rear. The original doors can still be used to separate these rooms should you wish. The feature fireplace is in use and available.

A few steps down and you find a very convenient guest WC before you enter the large kitchen/diner which offers side access to the garden.

The kitchen is fully functional and fitted with all the necessary appliances and the dining area makes a great entertaining space as it leads directly to the south facing rear garden which stretches just under 150 ft and has been well maintained by the owner.

Back into the home and you'll find the first floor offering three large bedrooms, with the main to the front of the home featuring a large bay window, stunning stained glass window and it's only quaint balcony.

The home is also ripe for development with a basement level hosting a utility room and a loft extension which is where you'll find the fourth and final bedroom, with it's very own en suite.

Enviably located within moment of Kensal Rise station and Queens Park.

- Four Family Sized Bedrooms
- Inviting Through Lounge
- Large Kitchen/Dining Room
- 148ft South Facing Rear Garden
- Two Bath/Shower Rooms
- Basement Utility Room

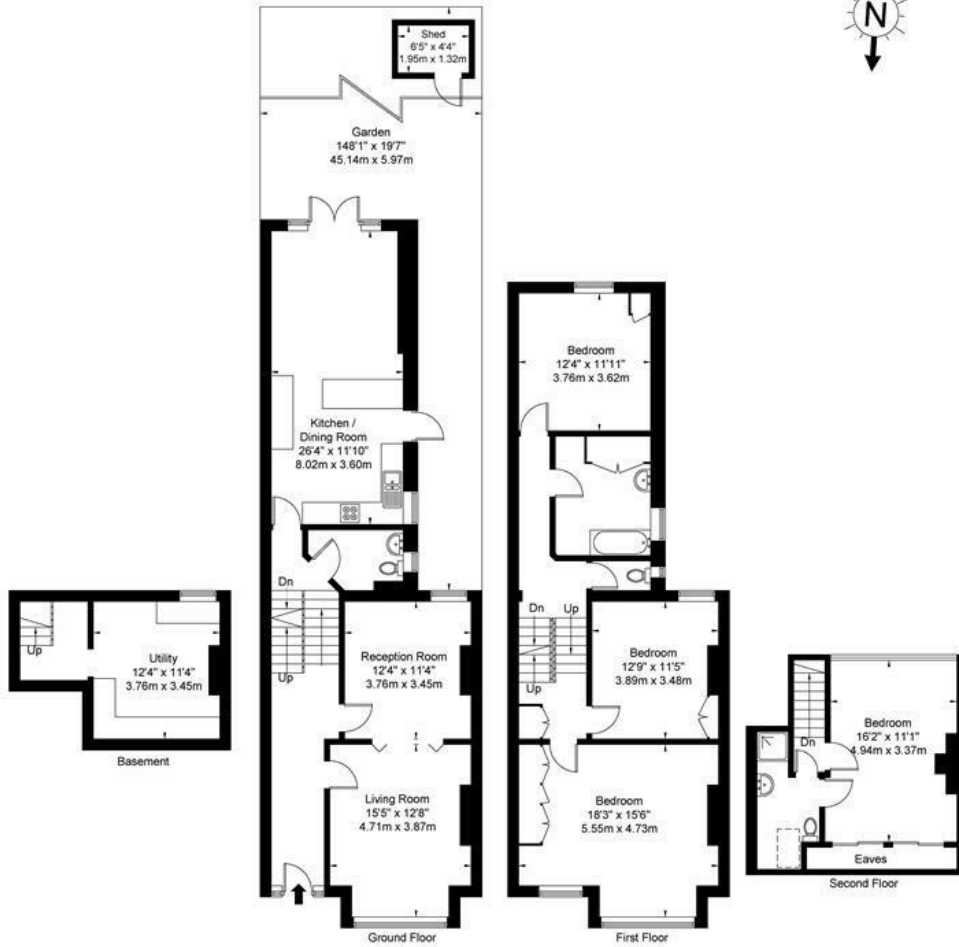
**Asking price £2,500,000**

# Chevening Road, NW6 6DE

Approx. Gross Internal Area = 201.8 sq m / 2172 sq ft

Shed = 2.5 sq m / 27 sq ft

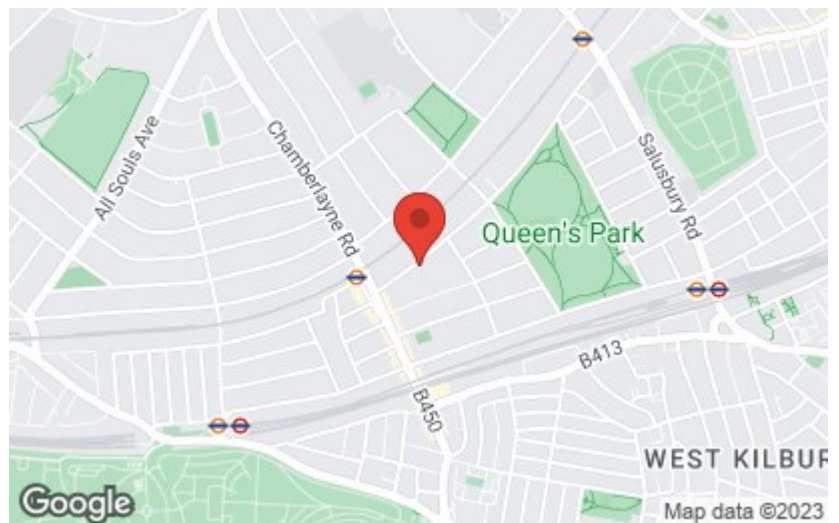
Total = 204.3 sq m / 2199 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	