



Chevening Road, NW6
£3,500,000, Freehold

Anderson//Rose



Chevening Road, NW6

This is a fantastic opportunity to acquire an incredible, semi-detached family home which sits on a quiet and leafy residential street in Queens Park NW6.

The existing owners have completely transformed the property to an astonishingly high standard throughout, but despite the significant changes many of the houses original period features remain intact forming a classic yet contemporary feel. Comprising of large reception room filled with natural daylight and a beautiful fireplace, an extraordinary open plan everyday room which forms three spaces in one, an informal dining/ TV & Lounge area as well as an exceptional bespoke kitchen and breakfast bar with state-of-the-art appliances. All of this looks onto the fabulous south facing landscaped garden accessible by the ever impressive and back in fashion black crittle doors. Staying on the ground floor, there is also a large utility room, fifth bedroom or study and a shower room/ Guest cloakroom. The middle of the house is split over two levels, the front of it is occupied by two large bedrooms with custom fitted wardrobes providing plenty of storage and a family bathroom, whilst at the rear you have a fantastic principle suite. Last but by no means least the top floor of the house is occupied by the guest bedroom suite which has uninterrupted views across London's skyline and profits from the top floor eve space which has been converted in highly practical storage space. The house further benefits from a driveway for one car that has a EV super-fast charging point installed, and both the principle and top floor bedroom have A/C installed which will come in handy during the summer months.

Chevening Road is one of the area's most sought after streets and conveniently located a stone's throw away from the popular Queens Park open green space and a short walk from either Queens Park or Kensal Rise's high streets which boast an array of shops, cafes, restaurants and other amenities. Both Queens Park & Kensal Rise stations are close by providing a convenient and efficient commute across the capital

Ref PCL220070

£3,500,000

Freehold



Chevening Road

Approx. Total Internal Area 2520 Sq Ft - 234.11 Sq M
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 2384 Sq Ft - 221.47 Sq M
(Excluding Eaves Storage & Restricted Height Area)



Ground Floor

First Floor

Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.