



SIDMOUTH ROAD, LONDON, NW2  
**£2,295,000 FREEHOLD**

**A SUPERB 3,274 SQ.FT, SIX BEDROOM, FAMILY HOME, WITH A STUNNING PRIVATE GARDEN AND OFF STREET PARKING IN THIS GREAT LOCATION IN BRONDESBUURY.**

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk



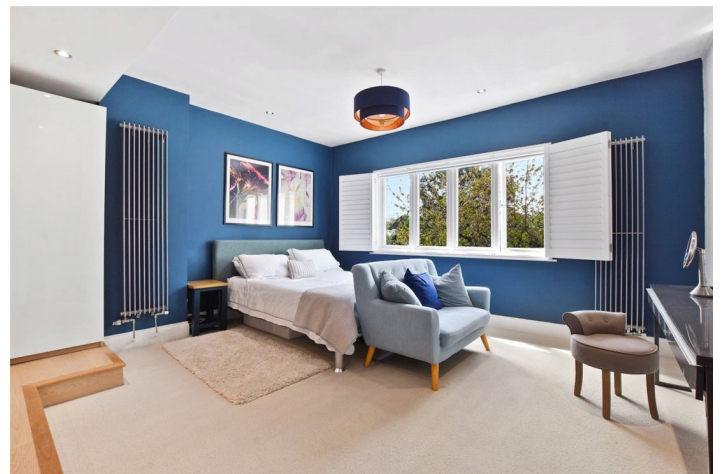


## LOCATION:

This house is situated in a prime position on Sidmouth Road close to the South Hampstead Tennis and Cricket Club and Nuffield Heath Centre. Queens Park itself is just to the south of the property which is a lovely park with a central cafe, tennis courts and a popular children's play area. Amenities in the immediate vicinity are excellent with an array of shops, pubs, eateries and restaurants on either Chamberlayne or Salusbury Road both of which are to the south of the property or on Walm Lane buyers will find the Jubilee Line at Willesden Green. The property also falls within the catchment for the highly rated Malorees infant and junior school. Highly recommended.



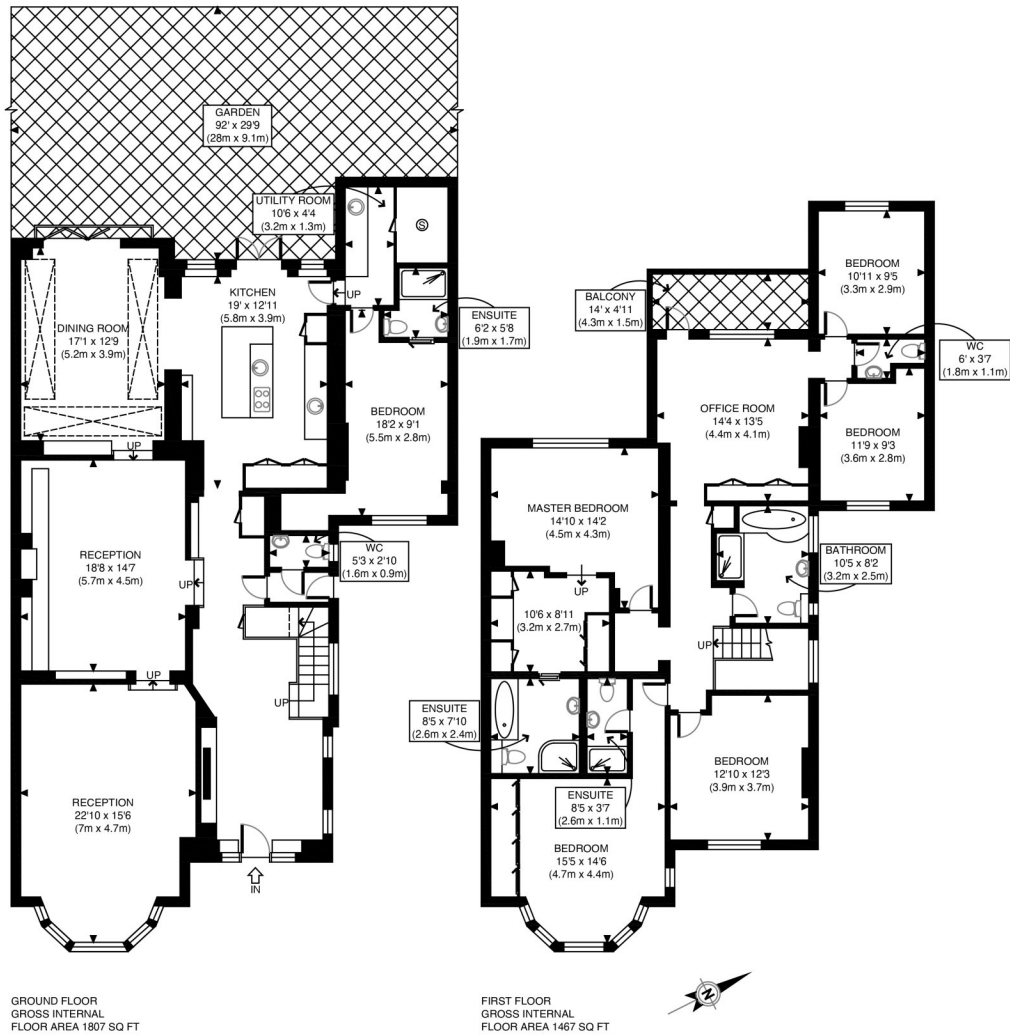
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## DESCRIPTION:

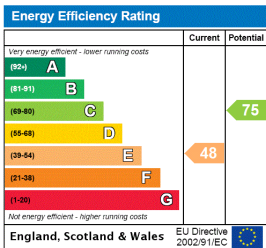
This superb family home measures 3274 sq.ft offering accommodation over two floors including a master bedroom with walk through wardrobes, dressing area and en-suite facilities, a guest bedroom again with an en-suite, four further bedrooms (making six in total with one being downstairs) and a home office on the first floor. The ground floor of the property has been architecturally designed and consists of semi-open plan spaces flowing wonderfully together to create a fantastic space for family living. The garden is absolutely stunning and can be accessed from the kitchen or dining room at the rear of the property. Further benefits to this house include off street parking for at least three cars, a huge loft space that could add even more space and value subject to the necessary planning consents and an opportunity to create a self-contained living space for an au pair, lodger or relative.

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APPROX. GROSS INTERNAL FLOOR AREA 3274 SQ FT / 304 SQM	Sidmouth Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 30/04/24 photoplan

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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