



Montrose Avenue, NW6

£1,895,000 *Freehold*



A substantial four bedroom period home offering excellent family accommodation, a generous garden and exciting potential to further improve and extend.

KEY FEATURES

- APPROXIMATELY 1,770 SQ FT OF ACCOMMODATION
- FOUR BEDROOM FAMILY HOME
- GENEROUS OPEN PLAN KITCHEN / DINING SPACE
- EXCELLENT POTENTIAL TO EXTEND INTO THE LOFT
- GENEROUS PRIVATE REAR GARDEN
- PRIME QUEEN'S PARK LOCATION CLOSE TO PARK, SCHOOLS & TRANSPORT



Kensal Rise & Queens Park

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DESCRIPTION

A spacious four bedroom period house offering approximately 1,770 sq. ft of accommodation, arranged over two floors and providing an excellent opportunity for a buyer looking to create a long term family home.

The ground floor offers particularly generous living space, with a large bay fronted reception room opening through to a second reception, providing flexible areas for both formal and everyday family living. To the rear is an impressive kitchen and dining room measuring over 24 ft in length, with direct access onto the garden. There is also a useful shower room and additional storage on this level.

Upstairs, the first floor provides four bedrooms, including three particularly well-proportioned doubles, together with a family bathroom and separate WC. The existing layout offers plenty of space

for a growing family, while the substantial loft above presents obvious potential for further accommodation, subject to the usual necessary consents.

Outside, the property benefits from a generous rear garden extending to approximately 39 ft, with a substantial detached store at the rear. With approximately 1,770 sq. ft of accommodation, a good sized garden and further potential to extend, the house offers considerable scope for an incoming purchaser.

The property has clearly been very well cared for over the years, although the interiors now offer an incoming purchaser the opportunity to update and personalise the house to their own taste. With excellent proportions, four bedrooms and significant potential to enhance the existing accommodation, this is a fantastic opportunity to create a superb family home.

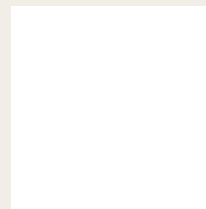




LOCATION

Montrose Avenue is a particularly attractive location for families, combining the residential feel of a quiet Queen's Park street with excellent access to everything the area has to offer. Salusbury Road and Lonsdale Road are both within easy walking distance, providing a fantastic selection of independent cafés, restaurants, pubs, shops and everyday amenities. One of the biggest attractions is the proximity to Queen's Park itself, a real focal point for the local community and a huge draw for families. The park offers extensive green space, children's playgrounds, tennis courts, sports facilities and a café, as well as hosting a variety of community activities throughout the year. Transport connections are excellent, with Queen's Park Station providing both Bakerloo Line and London Overground services, while Brondesbury Park Station offers further Overground connections. This makes the area particularly convenient for those commuting into central London while still wanting the space and community atmosphere of Queen's Park. The area is also extremely popular with families because of its excellent choice of schools and nurseries, with Salusbury Primary School particularly close by, alongside a number of other well regarded options in Queen's Park and

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

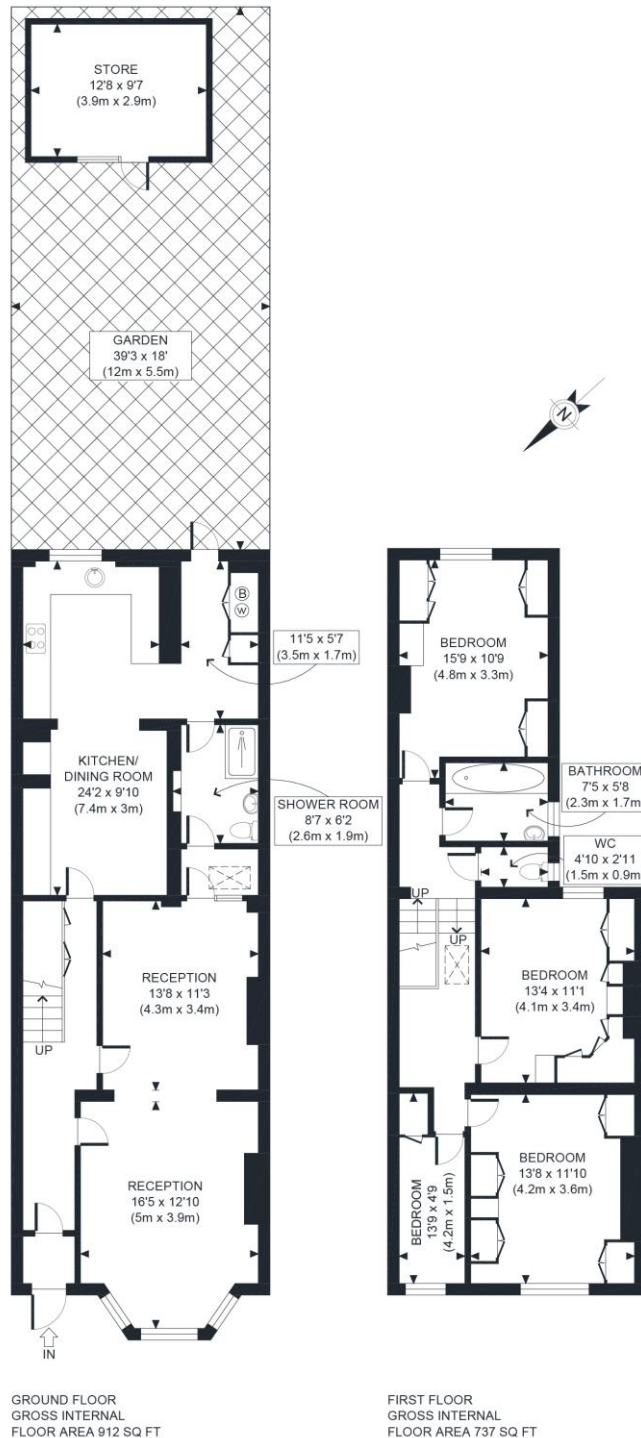
MATERIAL INFO

Tenure: Freehold

Council Tax Band: ?

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH STORE 1770 SQ FT / 164 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORE 1649 SQ FT / 153 SQM 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	Montrose Ave date 28/08/26 photoplan
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