



CALLCOTT ROAD, LONDON, NW6
OFFERS IN EXCESS OF £700,000 SHARE OF FREEHOLD

**A STUNNING TWO DOUBLE BEDROOM PERIOD
CONVERSION FLAT, WITH TRANQUIL GARDEN AND
SHARE OF FREEHOLD.**

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

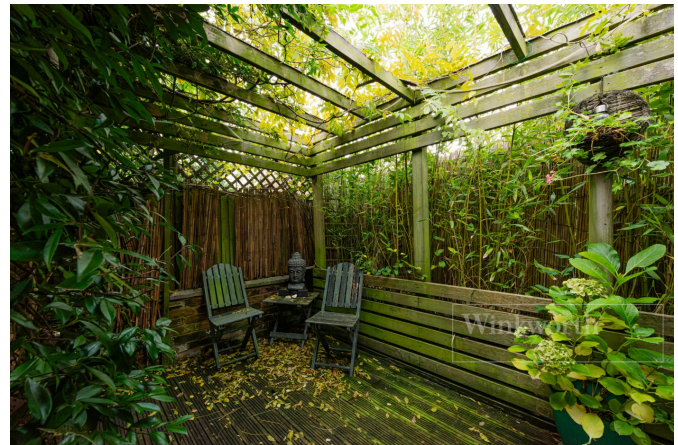




LOCATION:

Callcott Road is ideally situated to take advantage of the amenities along both Salusbury Road, as well as Willesden Lane. If it's green spaces you are after then the property is a short walk from Queens Park itself. Transport links offered are Kilburn Station, Brondesbury Park, and Queens Park Station.





DESCRIPTION:

A beautifully presented two double bedroom flat comprising of a front facing reception room with incredibly high ceilings and original wood floors. The principle bedroom to the middle of the flat benefits from built in wardrobes, and provides access to the garden via French doors. The second bedroom is a decent sized double, with feature Sash bay window looking on to the side return area. The main bathroom is a fully tiled three piece suite, located just off the hallway. The kitchen is located to the rear of the flat and is in excellent condition. The kitchen also provides direct access on to the garden, which is a beautiful and tranquil space. The garden is paved with raised bedding around the edges, a pond and secluded pergola at the back with outdoor electrical supply.

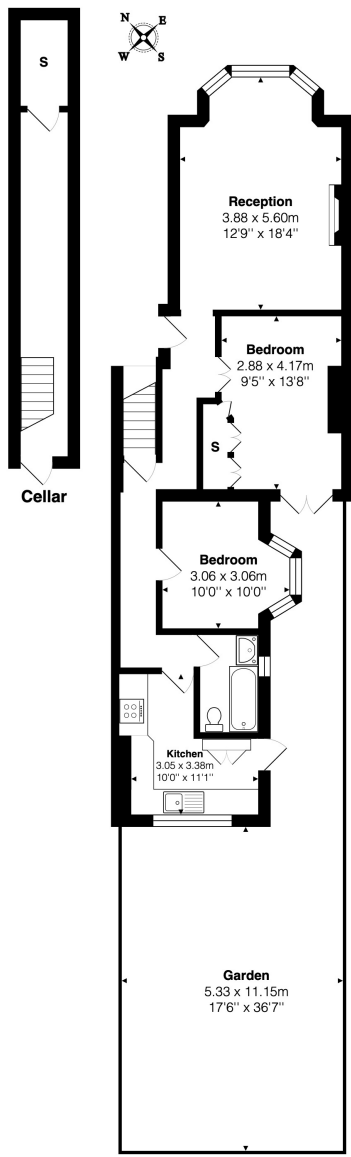
Additionally, there is a cellar that is ideal for additional storage.

Finally, there is scope to extend the property further in to the side return area (STPP). No expense has been spared on the finishing touches and quality in this property and viewing therefore comes highly recommended.

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Ground Floor

Total Area: 79.4 m² ... 854 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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