



## Winchester Avenue, NW6

£1,100,000 *Share of Freehold*



A superb three double bedroom Edwardian mansion flat with period elegance and generous lateral living space.

### KEY FEATURES

- 1380 SQ. FT.
- THREE BEDROOMS
- EDWARDIAN MANSION BLOCK
- HIGH CEILINGS
- PERIOD FEATURES
- LATERAL LIVING



**Kensal Rise & Queens Park**

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## DESCRIPTION

Set within a distinguished Edwardian mansion block, this superb lateral apartment offers 1,380 sq. ft. of beautifully proportioned space, blending classic period charm with exceptional room sizes.

Boasting three generous double bedrooms, the flat features high ceilings, elegant corning, and original fireplaces that highlight its heritage.

The formal living room is a particular showpiece a spacious and light-filled setting ideal for entertaining or relaxing in refined comfort. Original sash windows flood the space with natural light, while hardwood floors and intricate detailing add a sense of timeless style.

The property also benefits from a large, well-appointed kitchen, ample storage throughout, and very large storage unit in the basement and a versatile layout perfect for both family living and sophisticated hosting.

Located in a well-maintained Edwardian block with a strong sense of community, this rare home combines period grandeur with modern functionality in a sought-after setting.







## LOCATION

Winchester Avenue is a peaceful, tree-lined street in the heart of Queen's Park, offering a perfect balance of residential charm and vibrant local amenities. Just moments away, Salusbury Road provides everything you need for daily life and weekend leisure. Popular spots include The Salusbury Pub, Gail's Bakery, and Bob's Café, alongside independent grocers, fitness studios, and boutique shops. A short stroll leads to Lonsdale Road, a stylish enclave home to standout dining options like Don't Tell Dad, a lively café and bar, and Carmel, a sleek restaurant serving Eastern Mediterranean-inspired dishes. This mix of casual and upscale options makes the area a destination in its own right. One of the area's greatest assets is Queen's Park itself, 30 acres of beautifully maintained green space offering tennis courts, a playground, café, and more. It's a true local haven for families, joggers, and anyone seeking nature close to home. Transport links are excellent, with Queen's Park Station (Bakerloo Line & Overground) and Brondesbury Park Station (Overground) both within easy reach, offering quick access to central London and beyond. Combining excellent connectivity, a strong sense of community, top-tier amenities, and access to green space, Winchester Avenue is a prime location in the area.

## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 82 year and 7 months (underlying lease)

**Service Charge:** £3000 per annum

**Ground Rent:** TBC

**Council Tax Band:** D

**EPC rating:** C

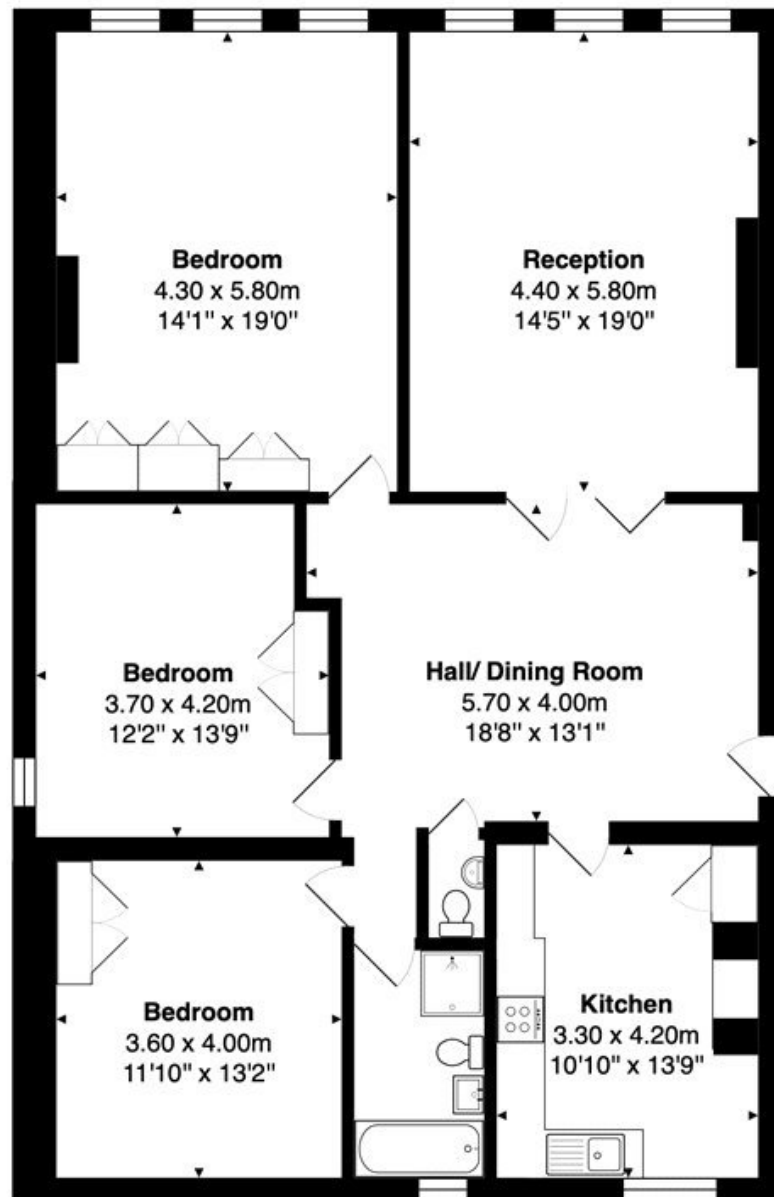
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



**Total Area: 128.2 m<sup>2</sup> ... 1380 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

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