



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|------------------------------------------------------------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Chamberlayne Road, London, NW10 3LG

Asking Price £1,435,000

Subject to Contract

- Imposing double fronted house entered via gated drive
- South/west facing garden
- 5/6 bedrooms
- Equi-distance of Kensal Rise & Brondesbury Park
- Extended
- Studio or summer house
- Principle bedroom with en suite bathroom



Chamberlayne Road, NW10 3LG

A substantial and versatile double-fronted family home set behind secure gated access with a sweeping carriage driveway... well-balanced accommodation across three floors. With generous proportions, excellent natural light, and a flexible layout, the property presents an ideal opportunity for a growing family seeking both space and long-term potential and sizable private rear garden.

Offering over 2770 sq. ft on the ground floor features a well-appointed rear kitchen opening directly onto the garden, a bright through reception and dining room, and a versatile additional room suited as a guest bedroom, study, or home office, along with a guest WC. The first floor offers four well-proportioned bedrooms, including a principal suite with ensuite shower room, alongside a family bathroom. The top floor has been thoughtfully converted to provide a spacious double bedroom with walk-in wardrobe and shower room, ideal as a private retreat. Externally, a south-west facing garden enjoys excellent sunlight and includes a detached summer house, while the front offers ample gated parking and a 19ft garage.

Ideally positioned for family living, the property benefits from a peaceful residential setting while remaining conveniently close to local amenities, reputable schools, and excellent transport links, making it a highly practical and desirable place to call home.

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Approx Gross Internal Area = 233.3 sq m / 2511 sq ft
 Restricted head height / Eaves Storage = 24.7 sq m / 266 sq ft
 Total = 258 sq m / 2777 sq ft



Ref :
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 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure Freehold

Price Asking Price £1,435,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
 Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
 warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989