

**Chevening Road, Queens Park, NW6 6DA**

**Asking Price £2,200,000**

Subject to Contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

- Possibly one of the most aesthetically pleasing parts of the road
- Extension potential to loft and rear
- Minutes of "Queens Park" parklands
- Impressive period house
- 100 ft rear garden

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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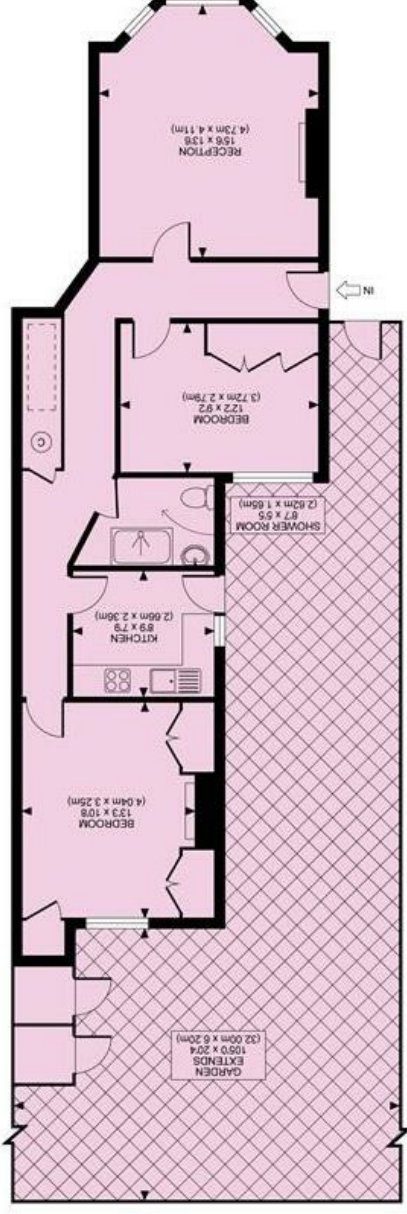
Situated in a highly sought after broad tree-lined road... in arguably one of the best spots in the area, close by "Queens Park" parklands, and own private rear garden of over 100 ft. Presently divided into two apartments but would make a beautiful family home, with the potential of extension to rear and loft, subject to the usual consents. Boasting Antique striped timber flooring, high ceilings & period features, in this impressive semi-detached period house, only a stone's throw away from the amenities of both Chamberlayne & Salusbury Road.

The property offers over 1620 sq ft of living/entertaining accommodation, with bright, well proportioned sized rooms and, period moulding and gold hand-painted, marble effect slate fire-place in the reception room into bay window, door to garden from the fitted kitchen, newly fitted contemporary bathroom and separate W.C, additional benefits include panelled doors to the ground floor. Five further rooms, plus a bathroom, separate W.C on the first floor with access to the loft.

Chevening Road is a leafy broad Avenue in Queens Park which leads down to Brondesbury Park, so fairly close to an abundance of Train & bus links, "Queens Park" parklands, shops, bars/cafes and restaurants of both busy Chamberlayne and Salusbury Road.



CHEVENING ROAD, NW6  
TOTAL APPROX. FLOOR PLAN AREA 751 SQ.FT. (70 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
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