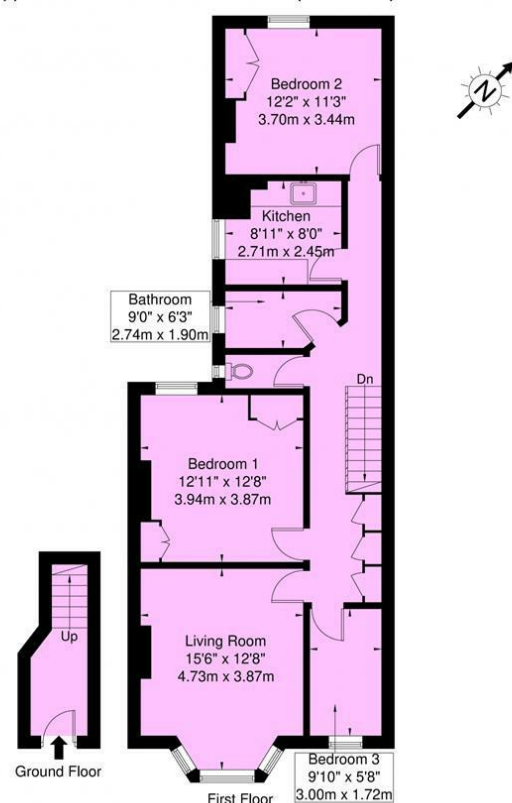


Chevening Road, NW6 6DA

Approx. Gross Internal Area = 83.9 sq m / 902 sq ft



Ref: _____ Copyright THEBLÉUPLAN
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.



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			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

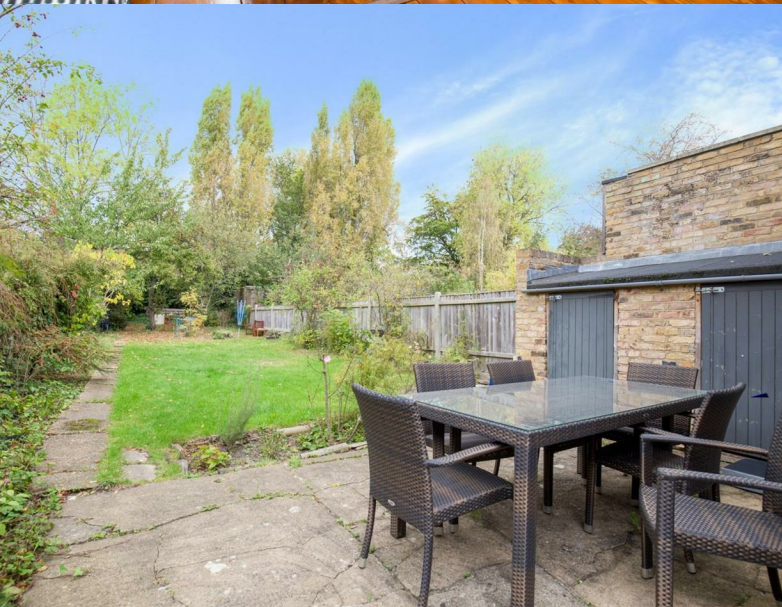
- Possibly one of the most aesthetically pleasing parts of the road
- Extension potential to loft and rear
- Minutes of "Queens Park" parklands
- Impressive period house
- 100 ft rear garden



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

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

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



Chevening Road, NW6 6DA

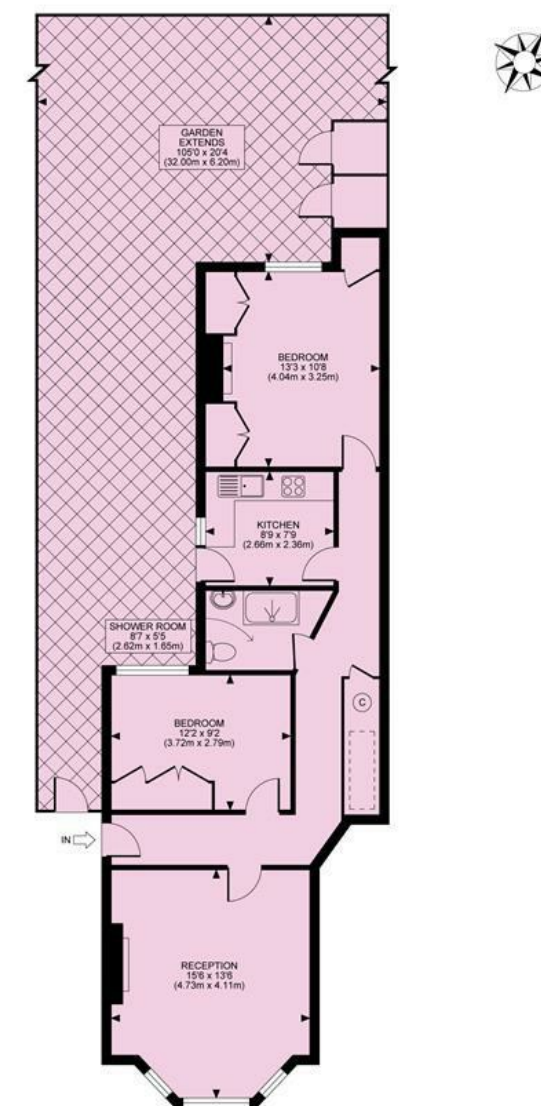
Situated in a highly sought after broad tree-lined road... at arguably one of the best spots in the road, by "Queens Park" parklands, and own private rear garden of over 100 ft. Presently divided into two apartments but would make a beautiful family home, with the potential of extension to rear and loft, subject to the usual consents. Boasting Antique stripped timber floorings, 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
www.zentuvo.co.uk

Tenure Freehold

Price Asking Price £2,200,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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Fax: +44 (0)2 8960 9989

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