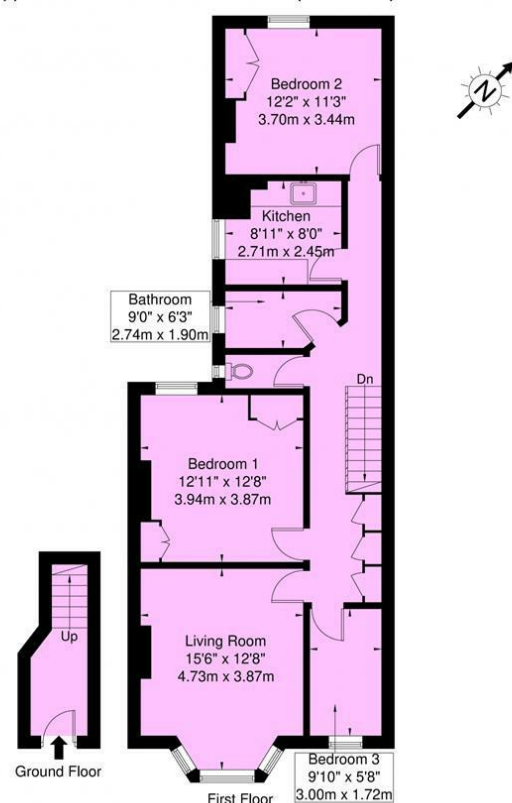


**Chevening Road, NW6 6DA**

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

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

**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

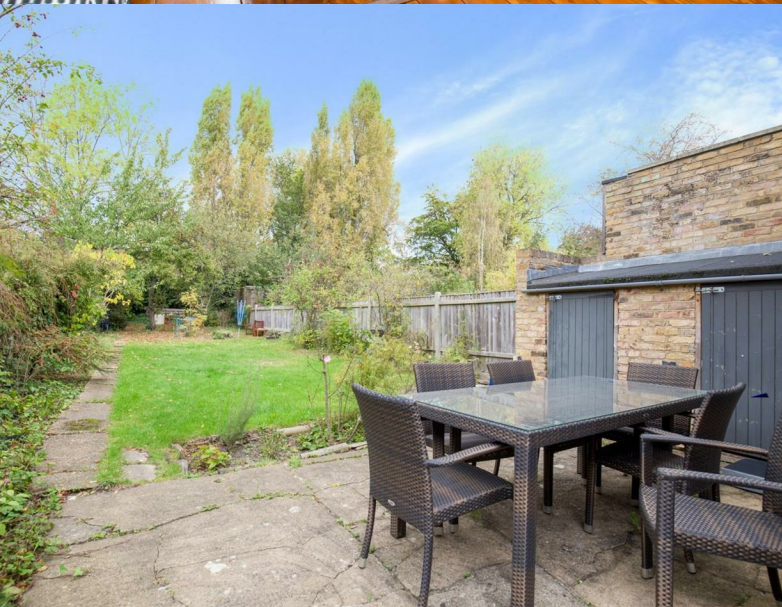
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>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



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

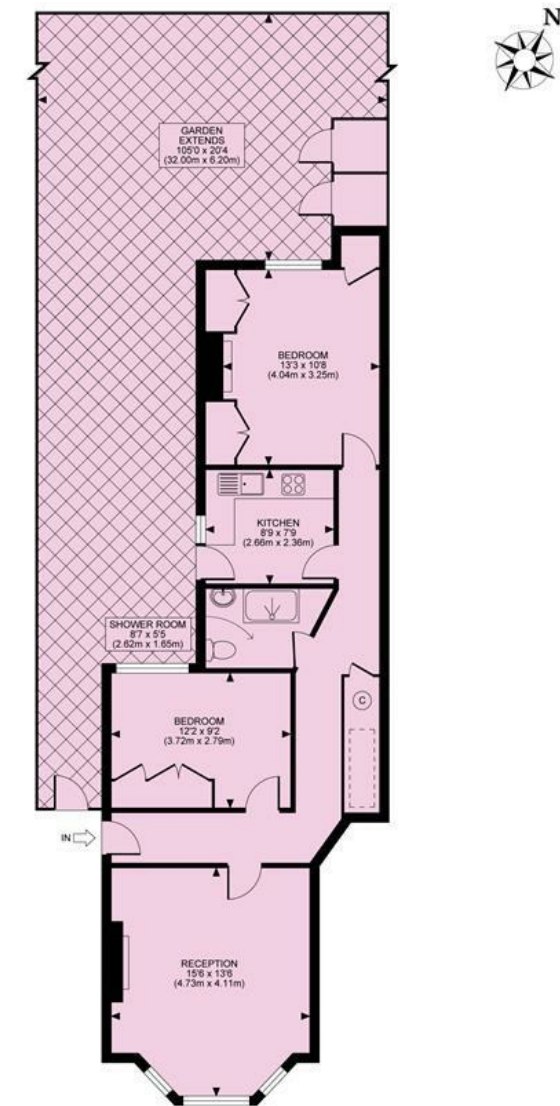
Situated in a highly sought after broad tree-lined road... at arguably one of the best spots in the road, by "Queens Park" parklands, and own private rear garden of over 100 ft. Presently divided into two apartments but would make a beautiful family home, with the potential of extension to rear and loft,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



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