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Purley Avenue NW2

Located on this quiet wide avenue made up primarily of low built family houses and set back from the road behind a driveway for two/three cars, is this deceptively large (2,650 sq ft gross), lateral and architecturally exciting linked detached, four-five bedroom, two storey house which has been the subject of a complete refurbishment and remodeling project throughout.

When entering, one gets the feeling that they are walking into a brand new house as the clients went back to the bare brick when starting the work and they have now completed it to an exacting standard to provide excellent, bright, practical accommodation in the main house plus a garden studio with shower room at the bottom of the suntrap south-west facing 58' garden, ideal for a home office or guest/nanny suite.

The house offers on the ground floor a 38'3 rear reception room with large full height sliding doors onto the garden, kitchen/breakfast room, family room, study/bedroom 5, utility room, guest WC and heated garage which could be used as a gym.

The first floor provides a principal bedroom with en-suite bathroom, plus three further double bedrooms and two bathroom, one also en-suite.

The house is located close to The Hocrofts, public transport, a popular David Lloyd club and Brent Cross shopping center.

£2,200,000

Freehold













Gross internal area (approx.)
246 Sq m (2650 Sq ft) Including Garden office under 1.5m
239 Sq m (2574 Sq ft) Including Garden office Excluding under 1.5m
For identification only, Not to Scale



Bedroom 4
10'3" x 13'0"
(3.11 x 3.96)
2.38m

Bedroom 3
11'10" x 20'3"
(3.60 x 6.18)
2.38m

Bedroom 2
9'11" x 16'9"
(3.02 x 5.10)
2.38m

Bedroom 1
14'2" x 17'0"
(4.37 x 5.29)
2.38m

Bathroom
5'0" x 7'10"
(1.52 x 2.38)
2.37m

En-suite
5'6" x 8'6"
(1.67 x 2.60)
2.37m

En-suite
6'9" x 8'9"
(2.06 x 2.69)
2.37m

Under Sink
2.38m

Under Sink
2.38m

DOWN

Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Purley Avenue NW2

Acre 0.13 (approx.)

For identification only, Not to Scale



Garden
Approximately
57' 7"x43' 6"
(17.55x12.26)

Drive
Approximately
33' 1"x43' 6"
(10.08x13.26)

www.WilliamSalisbury.Photography

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