

MILMAN ROAD — NW6



Asking Price £3,250,000

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Balance in design

The art of perfectly aligning contrasting elements to create an environment that contributes to the satisfaction of living in a space



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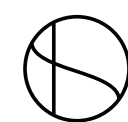


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MILMAN ROAD — NW6

SOUTH FACING GARDEN,
KITCHEN, DINING + FAMILY ROOM



MILMAN ROAD — NW6



On one of the area's finest roads, with unspoilt and direct views towards the thirty acres of Queen's Park, sits an Edwardian home that provides cohesive harmony between its spaces.

Originally constructed in the first decade of the 20th century, thoughtfully refurbished to an exacting standard by the current owners with technological integration at its core.

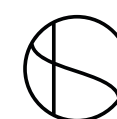
The refurbishment of original elements of the house has been true to the home's Edwardian heritage. Complemented by the rear extension's modern, minimalist space.

Polished concrete floors lead past a Bulthaup kitchen, through a pillarless expanse of glass, directly onto a private, south-west facing garden.

Providing spaces for family living and large scale entertaining, alongside cosier, more intimate rooms.

Perfectly located for all that Queen's Park has to offer, equidistant between Salusbury Road and Chamberlayne Road, under half a mile from both.

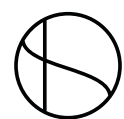
The ideal family home, in one of London's most family friendly neighbourhoods.



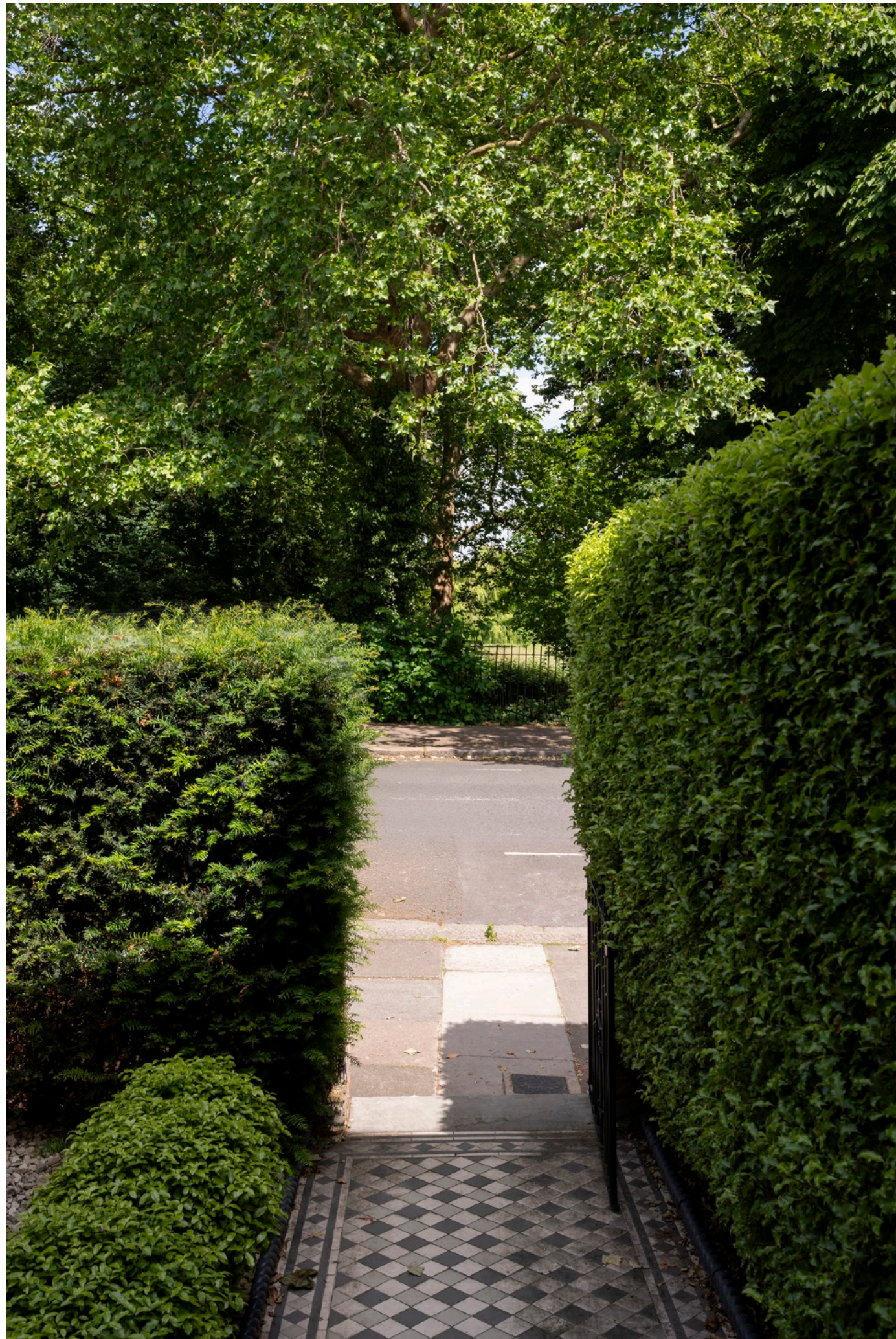
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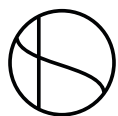
FORMAL RECEPTION ROOM



MILMAN ROAD — NW6



FRONT EXTERIOR



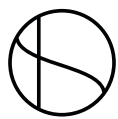
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PRINCIPAL SUITE - BATHROOM



PRINCIPAL SUITE - BEDROOM

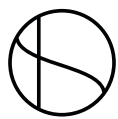




BEDROOM 2



FAMILY BATHROOM



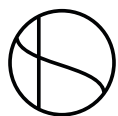
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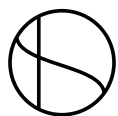
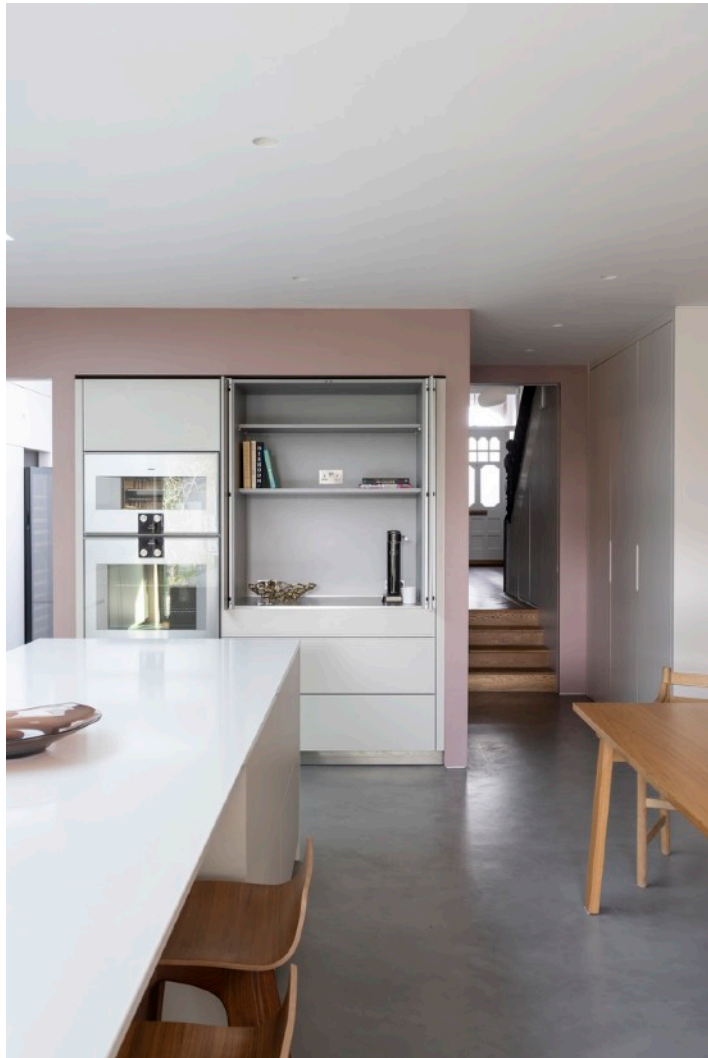
QUEEN'S PARK



FRONT EXTERIOR FROM QUEEN'S PARK



MILMAN ROAD — NW6



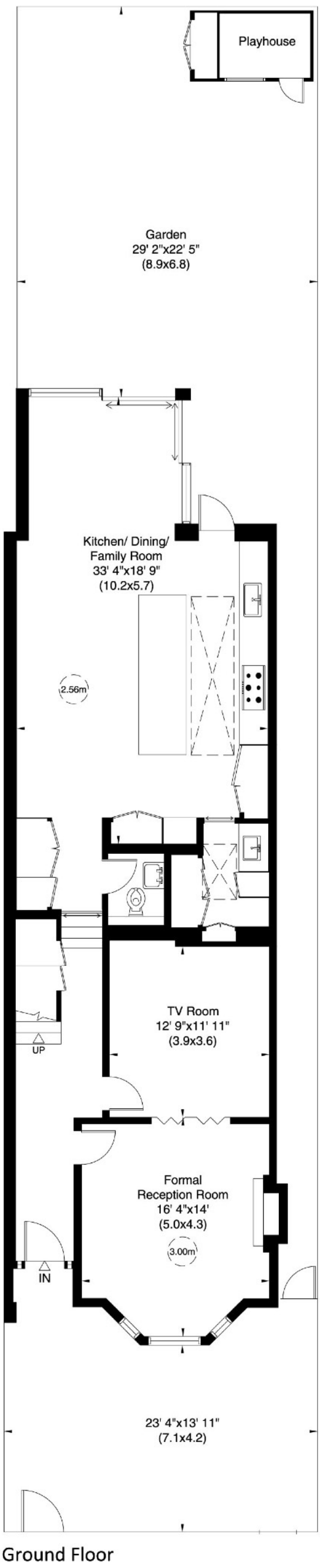
MILMAN ROAD — NW6

Amenities & Specification

- Private south-west facing garden
- Heatmiser Neo Underfloor heating throughout
- CAT 6 cabling throughout
- “Control4” smart home automation system controlling internal and external lighting, TVs and front door security intercom
- Mesh WiFi
- Fully monitored alarm system
- x5 professionally fitted external CCTV cameras
- Garden irrigation system
- IQ glass open corner sliding doors with automated recessed blinds in kitchen/ dining/ reception room
- Bulthaup B3 kitchen incorporating Gaggenau induction hob, convection and steam ovens, proving drawer, integrated fridge freezer and dishwasher
- Velux windows with integrated blinds and rain sensor closure
- Chesney’s bioethanol fire in formal reception room
- Covered external bike storage

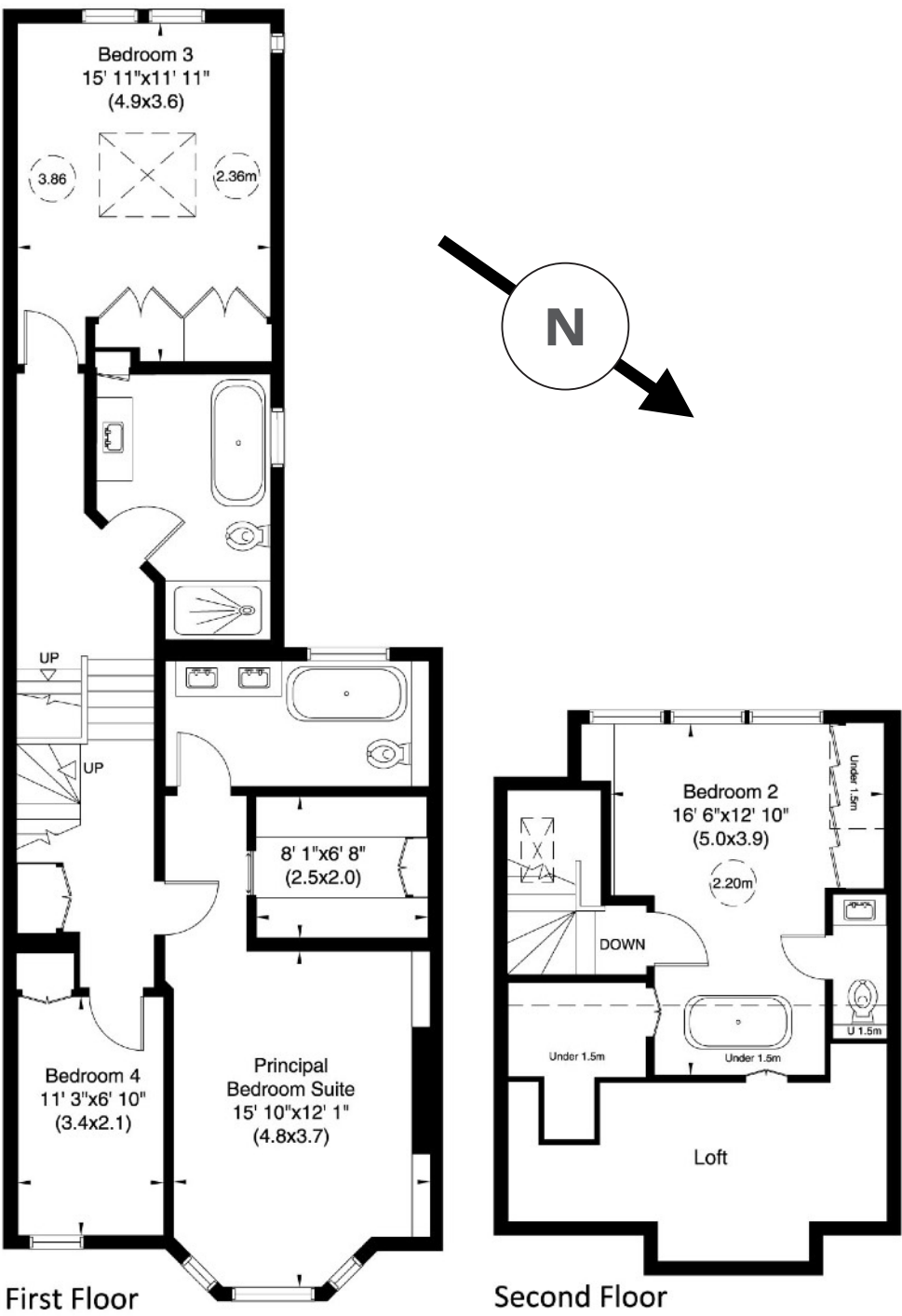
Accommodation

- Principal bedroom with dressing room & en-suite bathroom
- Bedroom 2 with en-suite bathroom
- 2 further bedrooms
- Family bathroom
- Formal reception room
- TV room
- Large open plan reception space incorporating a fully fitted Bulthaup B3 kitchen, dining and family areas
- Laundry room
- Guest WC

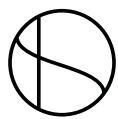


Approx Gross Internal Area
2,512 Sq Ft (233 Sq M)
Including under 1.5m and Loft

2,305 Sq Ft (214 Sq M)
Excluding under 1.5m and Loft

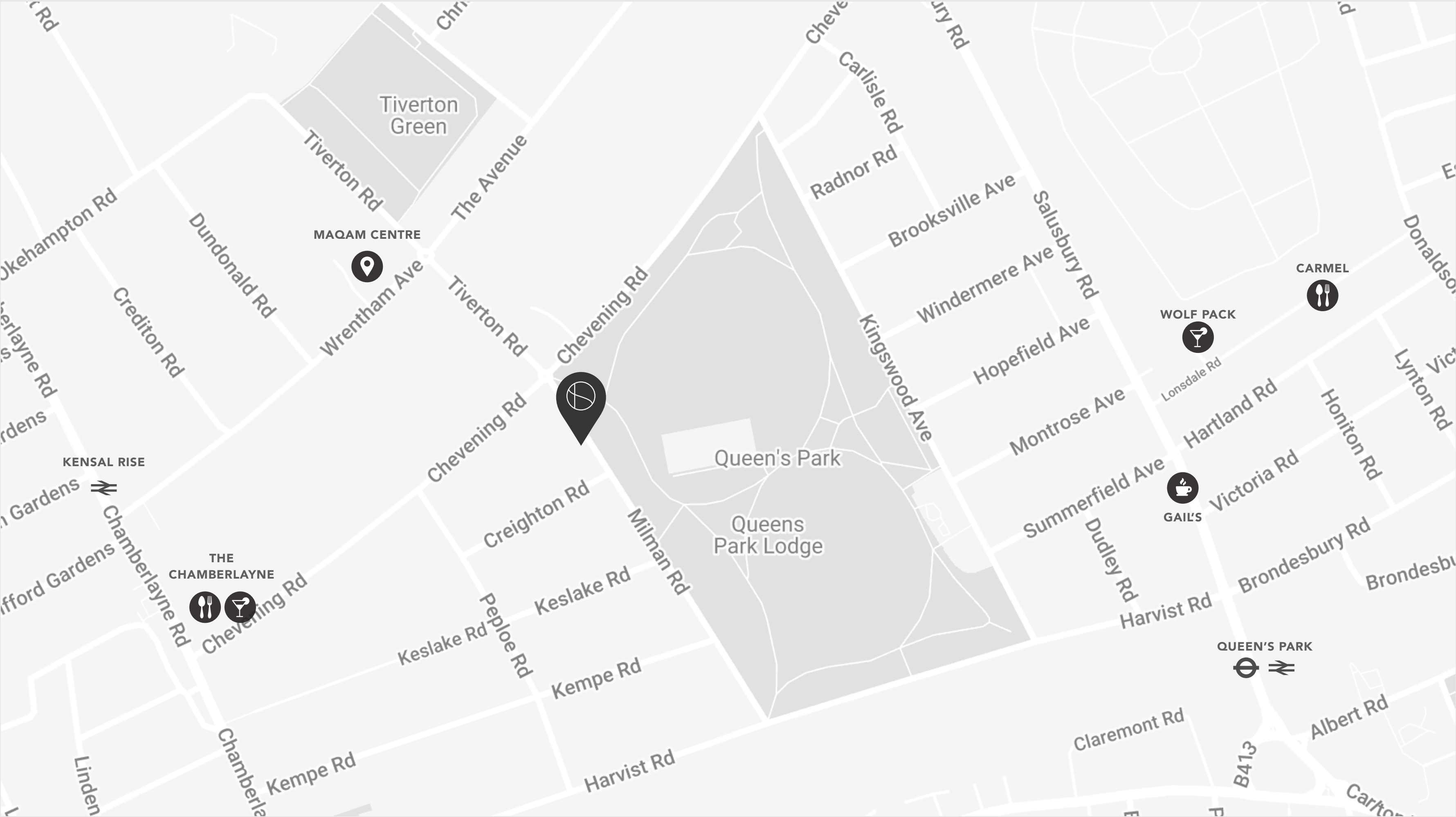


Plan for illustration purposes only. Not to scale.



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Local Area



Terms

- **Tenure:** Freehold
- **Council Tax band:** London Borough of Brent (Band G)

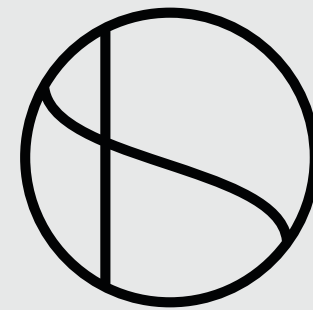
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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