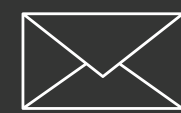


KINGSWOOD AVENUE — NW6

Guide Price £6,000,000

custodian /kʌ'stəʊdiən/ noun

A person who has responsibility for, or looks after something.
Particularly for the next generation.



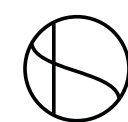
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KINGSWOOD AVENUE — NW6



KINGSWOOD AVENUE — NW6

Queen's Park Royalty. A once in a generation family home in a London neighbourhood with an identity, and a community, all of its own.

To stand with the house behind you is to appreciate its uninterrupted views, directly facing thirty acres of Queen's Park.

Walking the terrazzo pathway towards the front door, passing the wisteria-framed sash windows, it's impossible not to be reassured by the house's architectural elegance. Its Edwardian features set against the permanence of the red-brick facade.

The space beyond the threshold acts as a precursor. A line of sight through to the kitchen, with the mature garden beyond. Rooms opening either side of the hallway, the floor a seamless continuation of polished terrazzo.

The eye is drawn up the original staircase towards an oversized study with vaulted ceilings, exposed beams and a picture frame window with views of the garden.

The house unfolds into a series of open spaces, for breakfasts in morning sunshine, quiet afternoons spent reading in the study, and evenings of intimate family suppers and entertaining.

Abundant with period features - panelled ceilings, marble fireplaces, original skirtings and architraves - conveying a feeling of provenance, and a quiet authority.

Through the expanse of glass, to a garden which has been cultivated over decades. A fig tree trained across the rear facade, a mature Japanese maple, Italian cypress, lilac in full bloom.

Given structure by clipped box and a flagstone path that leads, unhurriedly, to space for not one, but two cars - on a drive and inside a brick-built, tile-roofed garage.

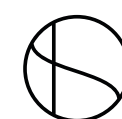
Upstairs, a large, park facing, principal bedroom suite is complemented by four further double bedrooms, two en-suite. Spaces for a growing family, teenagers or guests.

And so to Queen's Park, described by the Financial Times as London's hottest culinary corner.

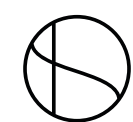
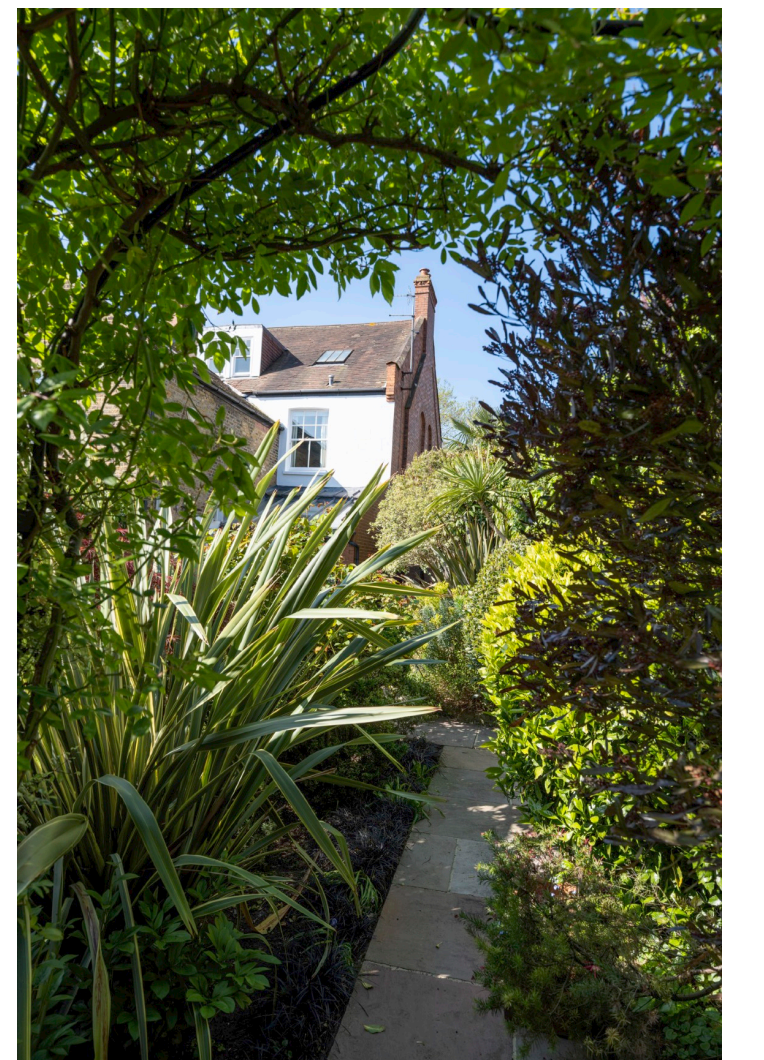
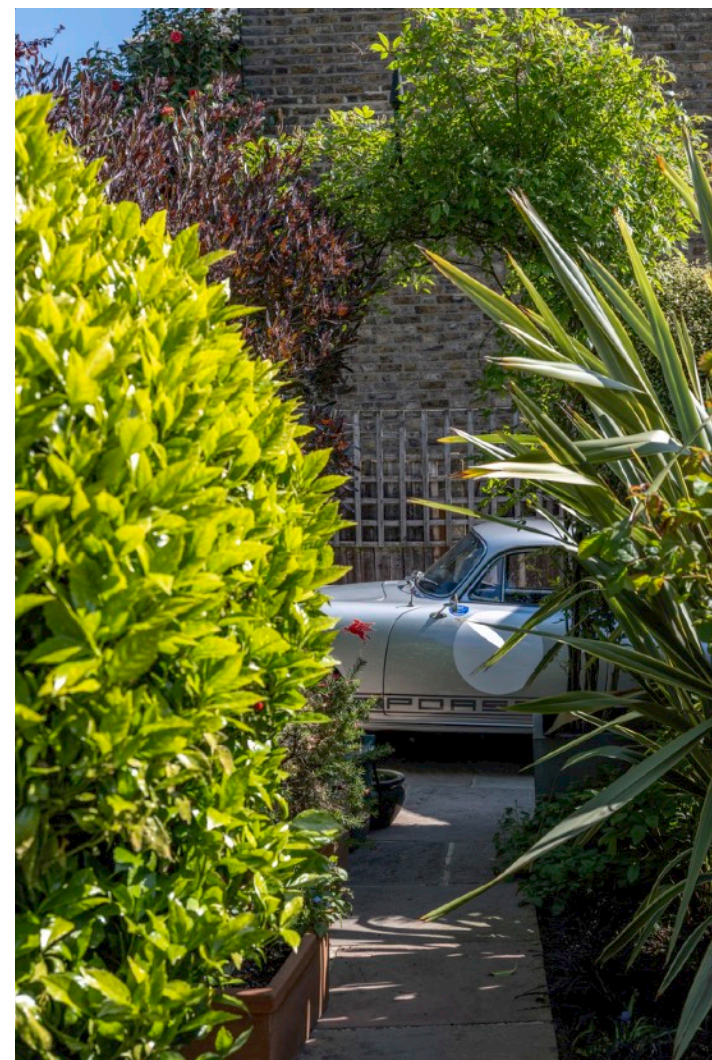
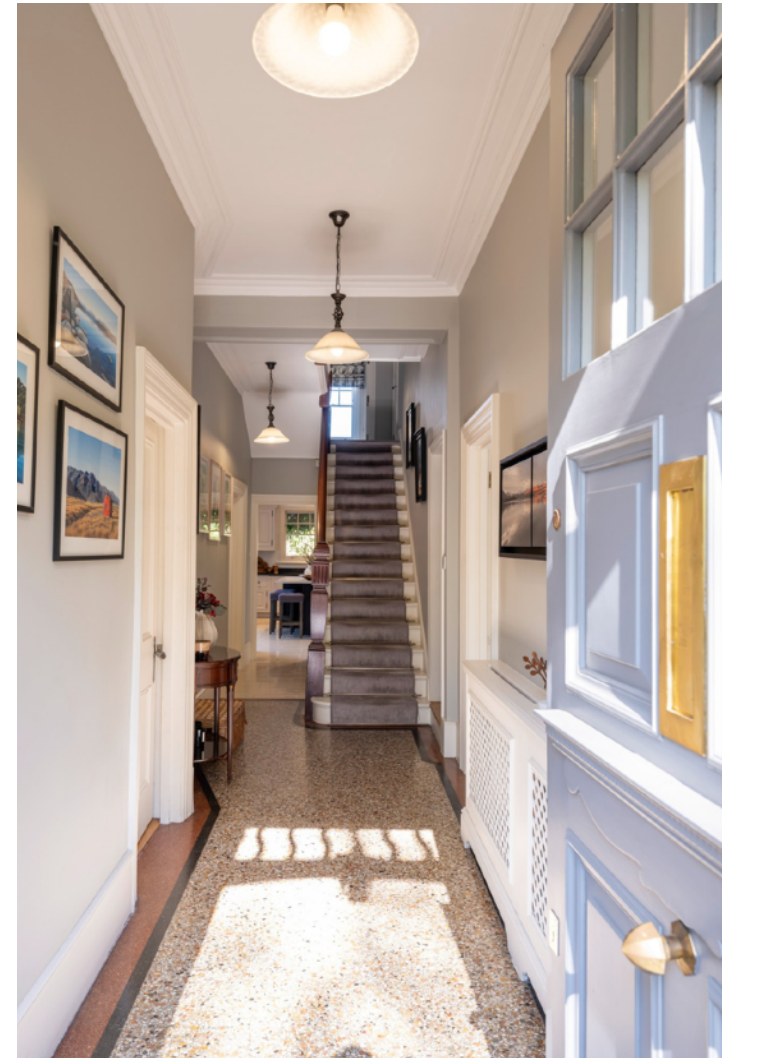
The UK's best farmers' market every Sunday. Don't Tell Dad, Carmel, Michiko Sushino and The Salusbury. London's newest Third Space. Pilates and yoga studios, women's only workspaces, and the park itself - the quiet garden, children's farm, tennis courts, pitch and putt golf and a Victorian bandstand.

In the same ownership for thirty years, with only one recorded sale in over a century.

Rare, coveted, and ready for its next custodian.



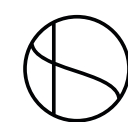
KINGSWOOD AVENUE — NW6



KINGSWOOD AVENUE — NW6



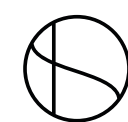
SITTING ROOM



KINGSWOOD AVENUE — NW6



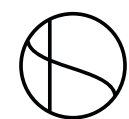
KITCHEN/ BREAKFAST/ MORNING ROOM



KINGSWOOD AVENUE — NW6



GARDEN



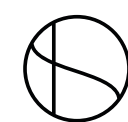
KINGSWOOD AVENUE — NW6



DINING ROOM



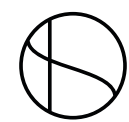
STUDY



KINGSWOOD AVENUE — NW6



PRINCIPAL BEDROOM SUITE



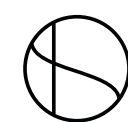
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BEDROOM 2



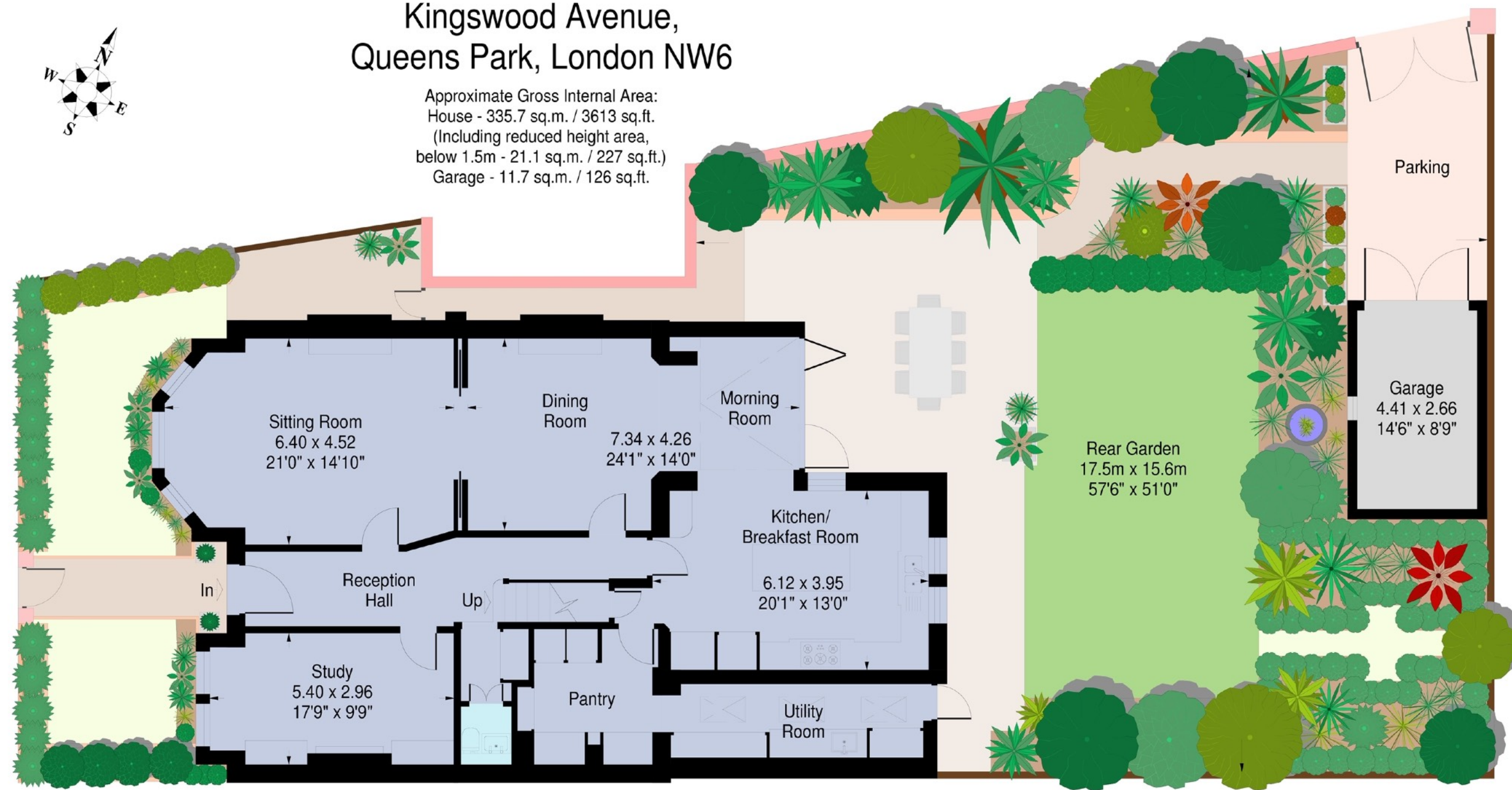
STUDY



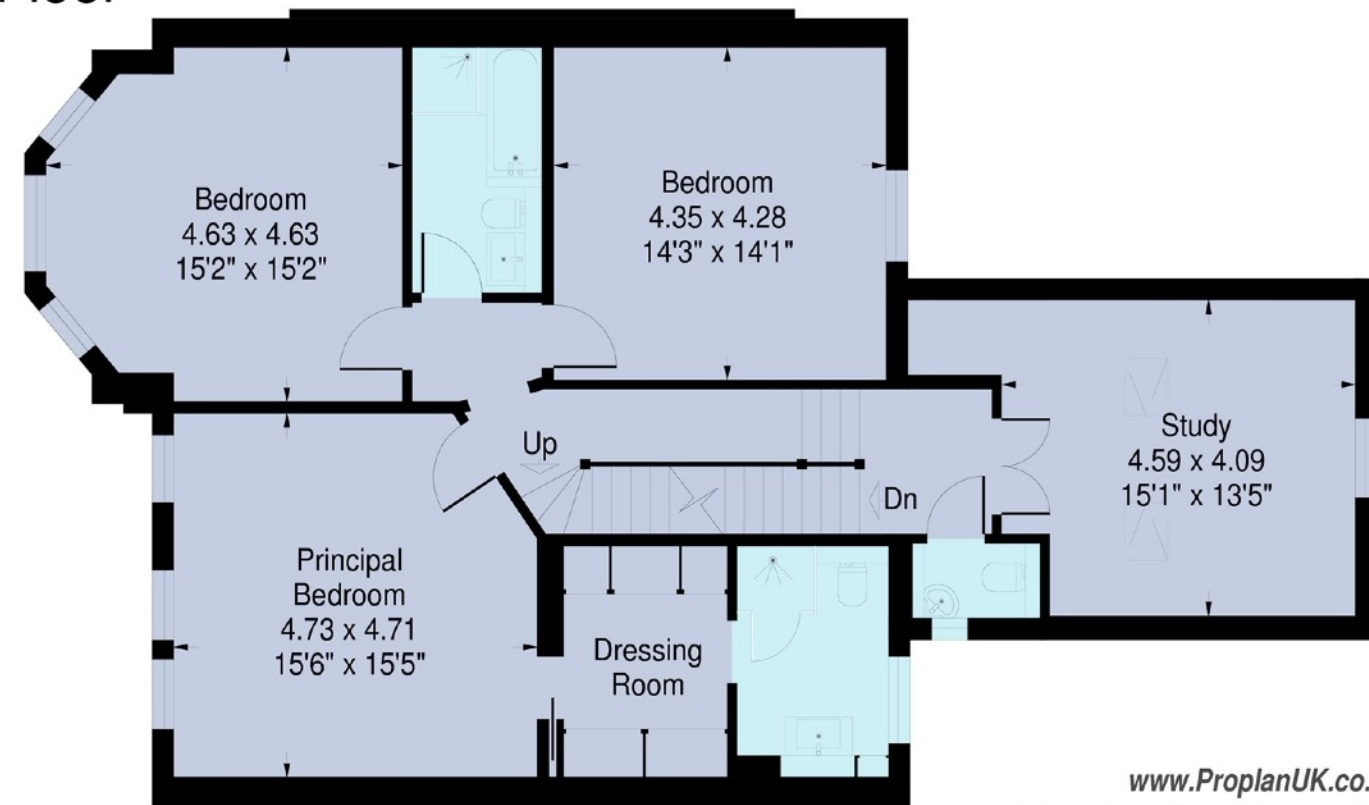
KINGSWOOD AVENUE — NW6

Kingswood Avenue,
Queens Park, London NW6

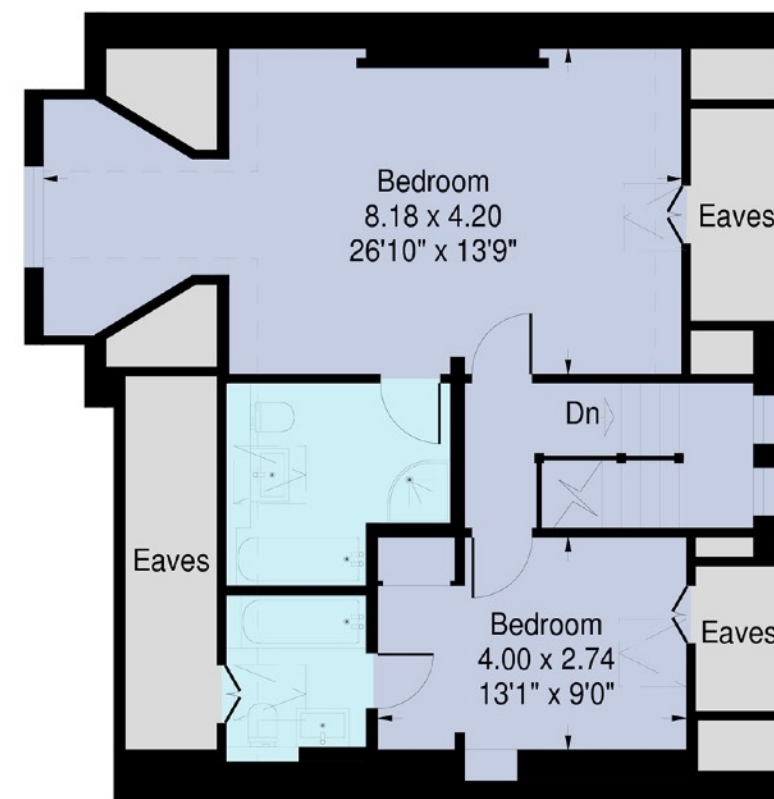
Approximate Gross Internal Area:
House - 335.7 sq.m. / 3613 sq.ft.
(Including reduced height area,
below 1.5m - 21.1 sq.m. / 227 sq.ft.)
Garage - 11.7 sq.m. / 126 sq.ft.



Ground Floor



First Floor



Second Floor

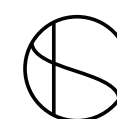
www.ProplanUK.co.uk
This plan is for guidance only and must
not be relied upon as a statement of fact.

Accommodation

- Principal bedroom suite with dressing room and en-suite shower
- 4 further bedrooms, 2 with en-suite bathrooms
- Study/ Bedroom 6
- Reception room
- Dining room
- Morning room
- Kitchen/ Breakfast room
- Study
- Pantry
- Utility Room

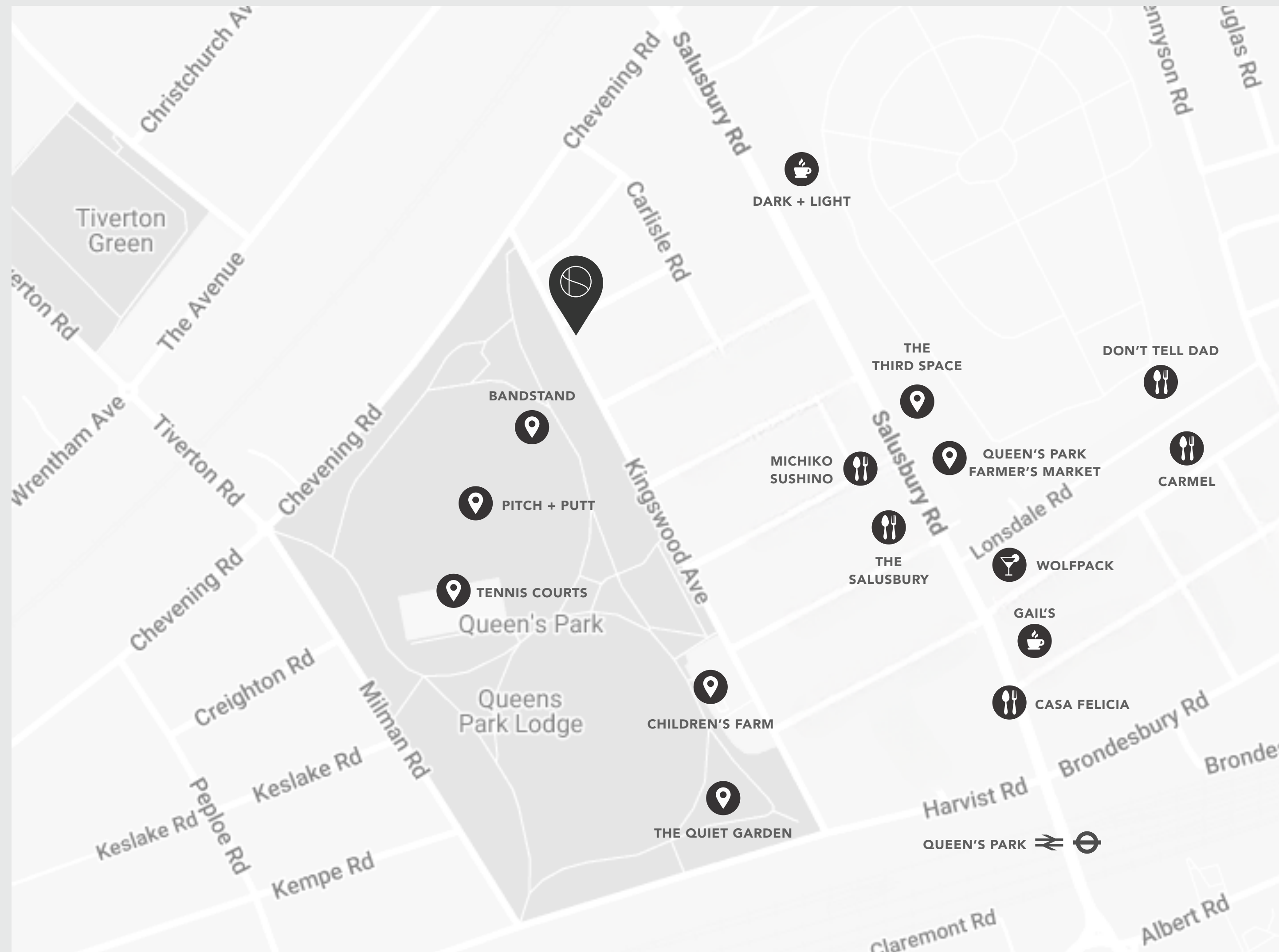
Amenities

- Private front and rear gardens
- Garage
- Gated off street parking



Local Area

KINGSWOOD AVENUE — NW6



Terms

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

Energy Performance Certificate

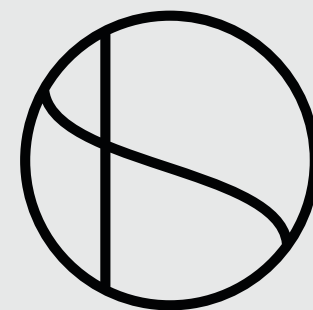
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





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