

# CREDITON ROAD - NW10



Guide Price £2,850,000



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“Home should be the treasure chest of living”

- Le Corbusier



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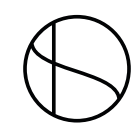
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CREDITON ROAD - NW10

LIBRARY





## CREDITON ROAD - NW10



There's something deeply reassuring about the Victorian terraced houses which define Queen's Park. The tree-lined streets, the consistency of the exteriors, the sense of community.

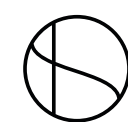
Originally these were houses where the Victorian middle class spent time with their families after a long working day - in an era when London was revelling in its post-industrial prominence.

Over a century later, from the outside at least, very little has changed. But as Queen's Park has increased in both popularity and prestige, what lies behind these ubiquitous facades has evolved to incorporate style and individuality.

The rarer finds, houses where children have been raised, memories created and laughter shared, are also homes which have an authenticity which you can feel from the moment you step through the front door.

Homes like Crediton Road. In the same ownership for the past twenty two years, it's been extended, updated and altered to accommodate the ever-changing needs of a family. It benefits from an energy which is hard to reproduce, emanating from spaces that have been genuinely well loved.

Crediton Road is a quiet, tree-lined street moments from the amenities of both Queen's Park and Chamberlayne Road. The open spaces of Queen's Park are 550m away, and offer tennis courts, a pitch and putt golf course, a small farm, a children's play area, and café. Kensal Rise Overground station is 400m away, and provides easy access to central London and beyond.

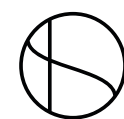




CREDITON ROAD - NW10



KITCHEN/ DINING/ FAMILY ROOM

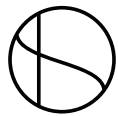




CREDITON ROAD - NW10



MATURE SOUTH-WEST FACING GARDEN

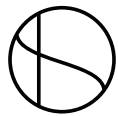




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PRINCIPAL BEDROOM SUITE



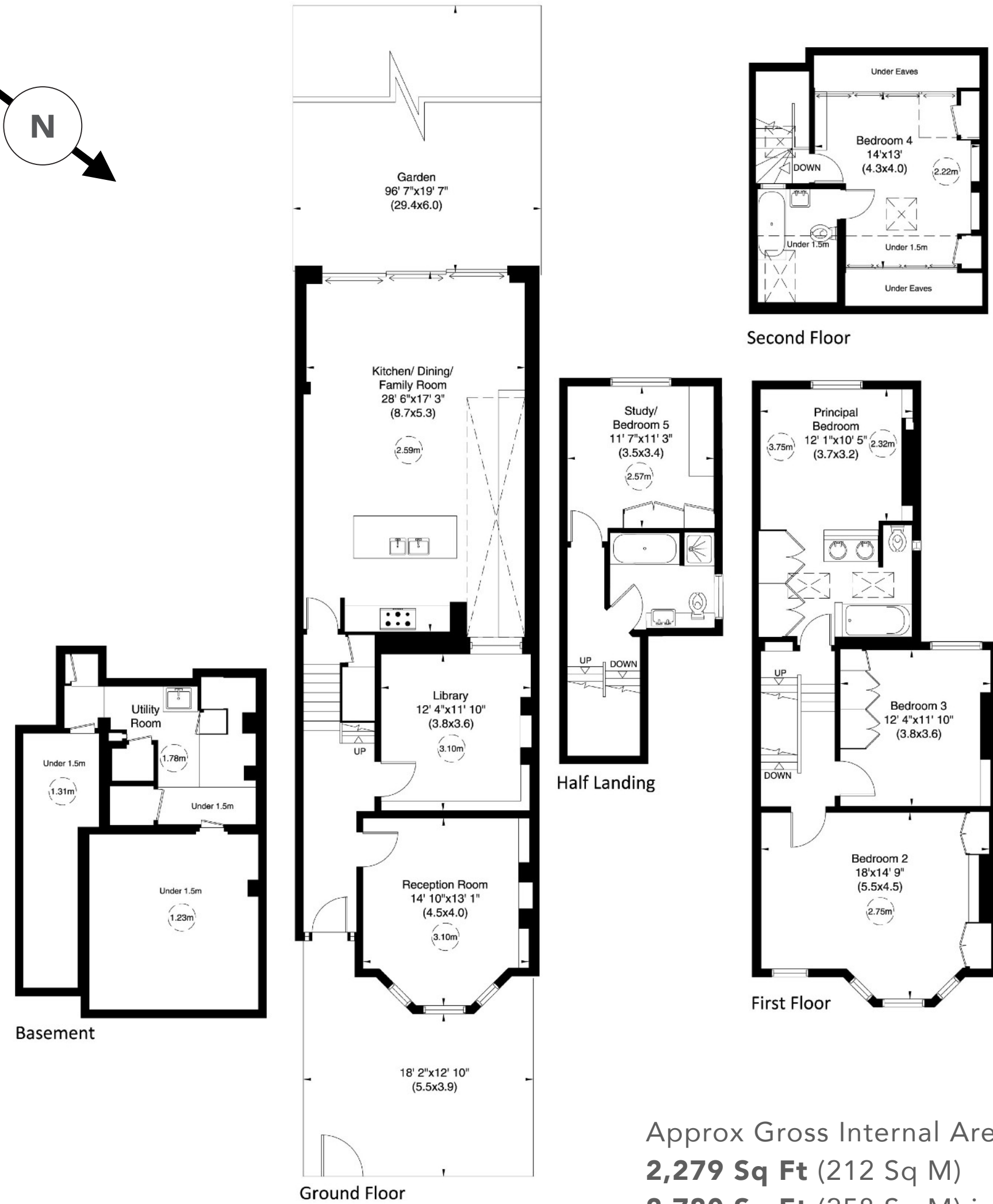
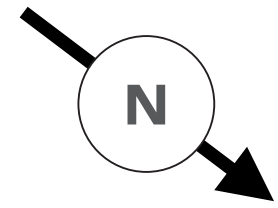


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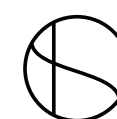
Approx Gross Internal Area  
**2,279 Sq Ft (212 Sq M)**  
**2,780 Sq Ft (258 Sq M)** including under 1.5m and under eaves  
 Plan for illustration purposes only. Not to scale.

## Accommodation

- Principal Bedroom w/ en-suite bathroom
- 3 Further bedrooms
- 2 further bathrooms (one en-suite)
- Study/ Bedroom 5
- Kitchen/ dining/ family room
- Reception room
- Library
- Utility Room

## Amenities

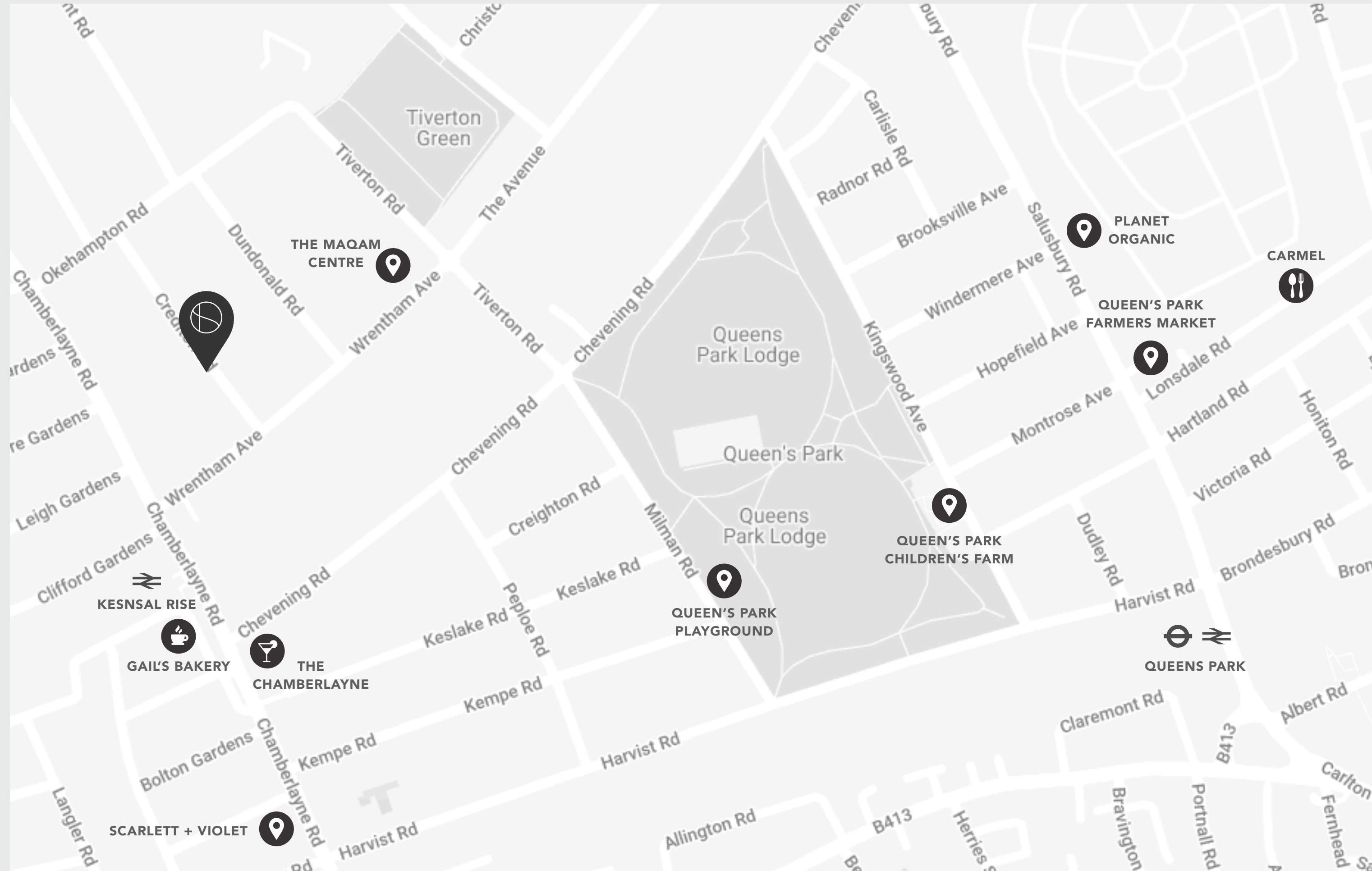
- Mature south-west facing garden, extending to nearly 100ft
- Wine cellar
- Storage cellar
- Gaggenau kitchen appliances
- Sonos/ Bose sound system
- Video entryphone system
- Residents Permit Parking
- Visitor Parking Permits





# CREDITON ROAD - NW10

## Local Area



## Terms

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

## Energy Performance Certificate

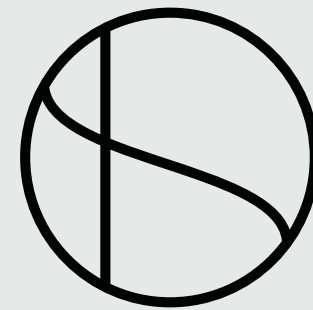
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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