Callcott Road

BRONDESBURY PARK, LONDON, NW6

£1,700,000



This striking Victorian home is located within a five minute walk of Lonsdale Road and is conveniently positioned to take full advantage of the wonderful amenities of Queen's Park. Its original charm and period features have been carefully preserved, complemented by the thoughtful modern additions and stylish design choices of the current owners.

Arranged over four levels, the house offers impressive living spaces, showcasing the high ceilings and generous proportions for which these homes are renowned.

The ground floor opens into an elegant entrance hallway, lined with original mosaic floor tiles and offering a direct line of sight through to the garden via the kitchen extension. A substantial double reception room, complete with original fireplaces and doors opening onto a small courtyard, provides versatile entertaining and family space. To the rear, the beautifully extended kitchen/dining/living room forms the true heart of the home, featuring skylights and doors leading out to the east facing garden. A guest WC and access to the basement complete the ground floor accommodation.







On the first floor, the original painted wooden floorboards continue from below. The fourth bedroom is situated to the rear and features a period fireplace, while the family bathroom is positioned centrally. At the front of the house is the impressive principal bedroom, complete with a walk-in dressing room featuring floor to ceiling birch plywood wardrobes.

The next landing provides access to a large east facing terrace, while the second floor accommodates two further double bedrooms and an additional bathroom. The current owners have also created a boarded loft space, currently used as a relaxed hangout area for their teenage children.

Rich in character and original detail, this is a wonderful example of these handsome and generously proportioned Victorian houses, situated just a short stroll from Queen's Park.







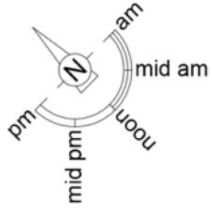


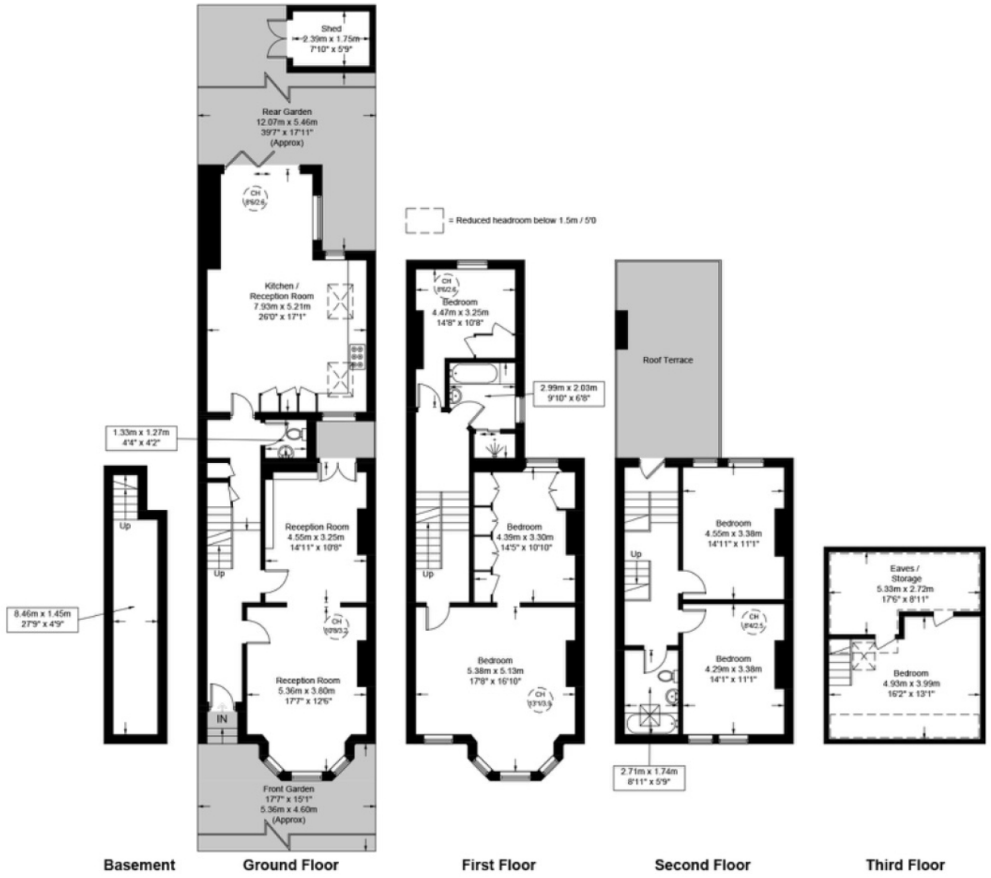
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Approximate Gross Internal Area = 2611 sq ft / 242.6 sq m
(Including Restricted Height / Eaves / Storage / Basement)

Restricted Height = 180 sq ft / 16.7 sq m

Shed = 48 sq ft / 4.5 sq m





This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

Particulars

Property

Callcott Road, Brondesbury Park, London, NW6
£1,700,000

Rooms

2

2

5

Features

- Character filled Victorian house
- 5 minute walk to Lonsdale Road
- Generous proportions and high ceilings
- East facing garden

Information

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