



DONNINGTON ROAD, LONDON, BRENT, NW10
£2,300,000 FREEHOLD

A BEAUTIFUL FIVE BEDROOM DETACHED FAMILY HOME JUST TO THE NORTH OF KENSAL RISE WITH A PRIVATE SWIMMING POOL IN THE GARDEN.

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

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LOCATION:

Donnington Road links with the Dobree Estate and is proving to be a really popular location right now. This area is just to the north of Kensal Rise and Queens Park yet has some stunning houses which offer much better value for money per square foot than the more expensive areas to the south. Nevertheless locals can easily gravitate to Chamberlayne Road or Queens Park for nightlife, shopping and lazy days in the park. Transport links can be found at Willesden Green Jubilee line or Kensal Rise overground both of which are approximately a mile from this location.



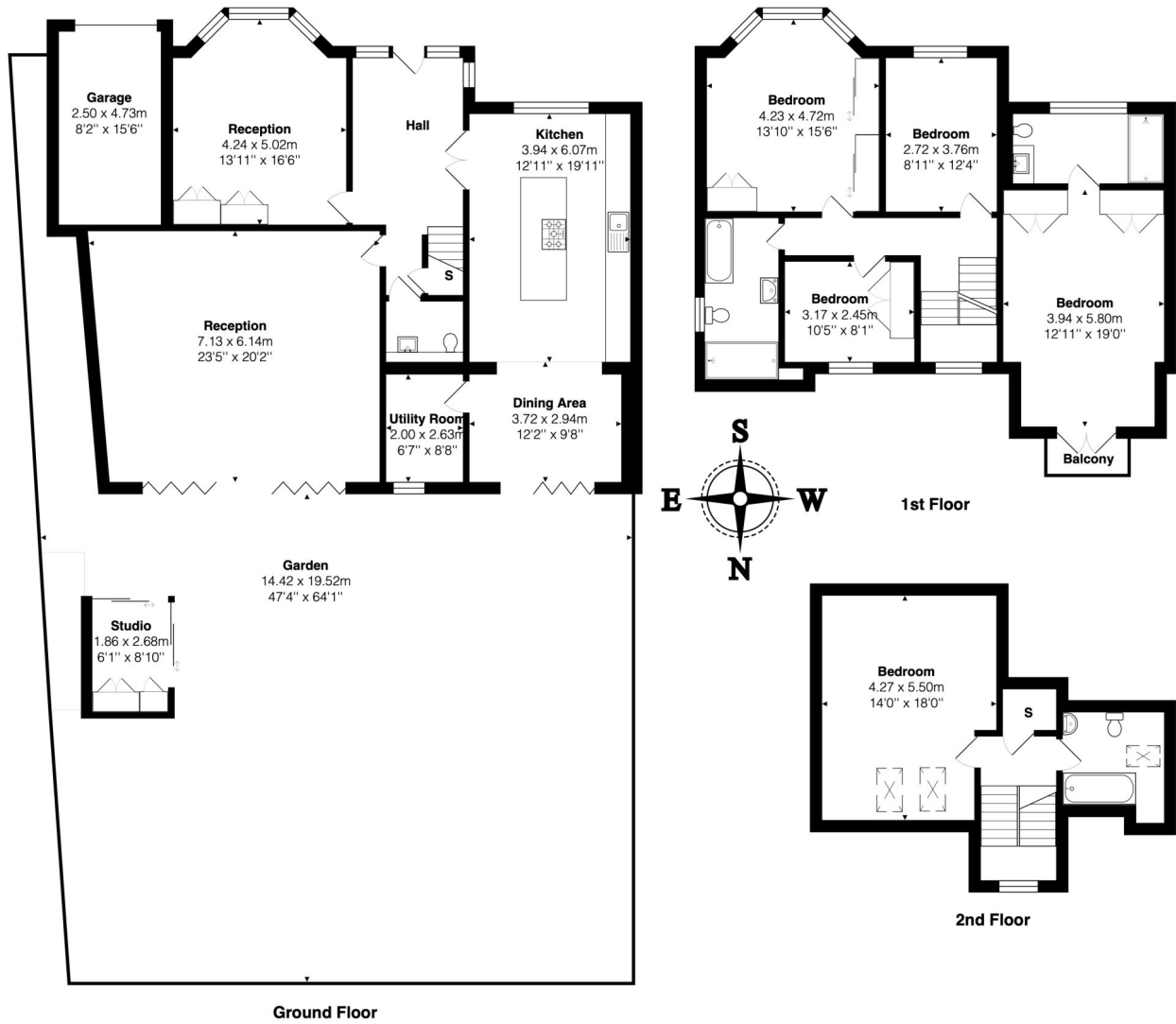
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DESCRIPTION:

This stunning five bedroom family home has accommodation arranged over three floors measuring almost 3000 sq.ft with off street parking for multiple cars, behind electric gates. Leading from a large entrance hall on the ground floor buyers will find a formal reception room to the front of the building, a huge 24" x 21" second reception with full width bi-folding doors to the garden at the rear, cloakroom, utility room and a contemporary kitchen with island and dining area. Upstairs there is a master bedroom, with fitted wardrobes and a en-suite bathroom. There are three further double bedrooms and a family bathroom on this floor and the loft has been converted to create a further double bedroom and bathroom. This makes five bedrooms in total with three bathrooms. The property is in excellent condition throughout and has a fantastic swimming pool with a retractable roof for all year round usability.

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Total Area: 269.6 m² ... 2902 ft² (excluding balcony, garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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