



CARLISLE ROAD, LONDON, NW6
£2,699,950 FREEHOLD

**A STUNNING FULLY EXTENDED FAMILY HOME WITH A
UNIQUELY LARGE GARDEN IN ONE OF THE BEST
STREETS IN THE AREA.**

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

Winkworth

winkworth.co.uk

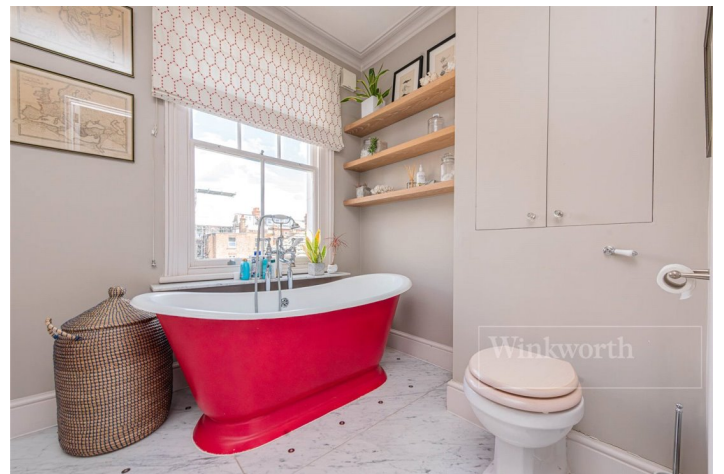
See things differently



LOCATION: Carlisle Road is perfectly situated to take advantage of all the amenities on Salusbury Road, including eateries such as Carmel Restaurant, Milk Beach and Bob's Cafe's, The Salusbury Pub and Dining Rooms to name just a few. There is a bustling area fully of life with one of the main draws being Queen's Park itself which is 100m from the front door. The park has a lovely cafe, tennis courts, pitch and putt and superb gardens. An ideal place to spend a summer's day with the family. Transport links are also very good with both branches of the London Overground close by allowing access to Euston or West Hampstead very easily and the Bakerloo line at Queen's Park Station. There's also an array of state and private education in the area easily accessed from Carlisle Road.

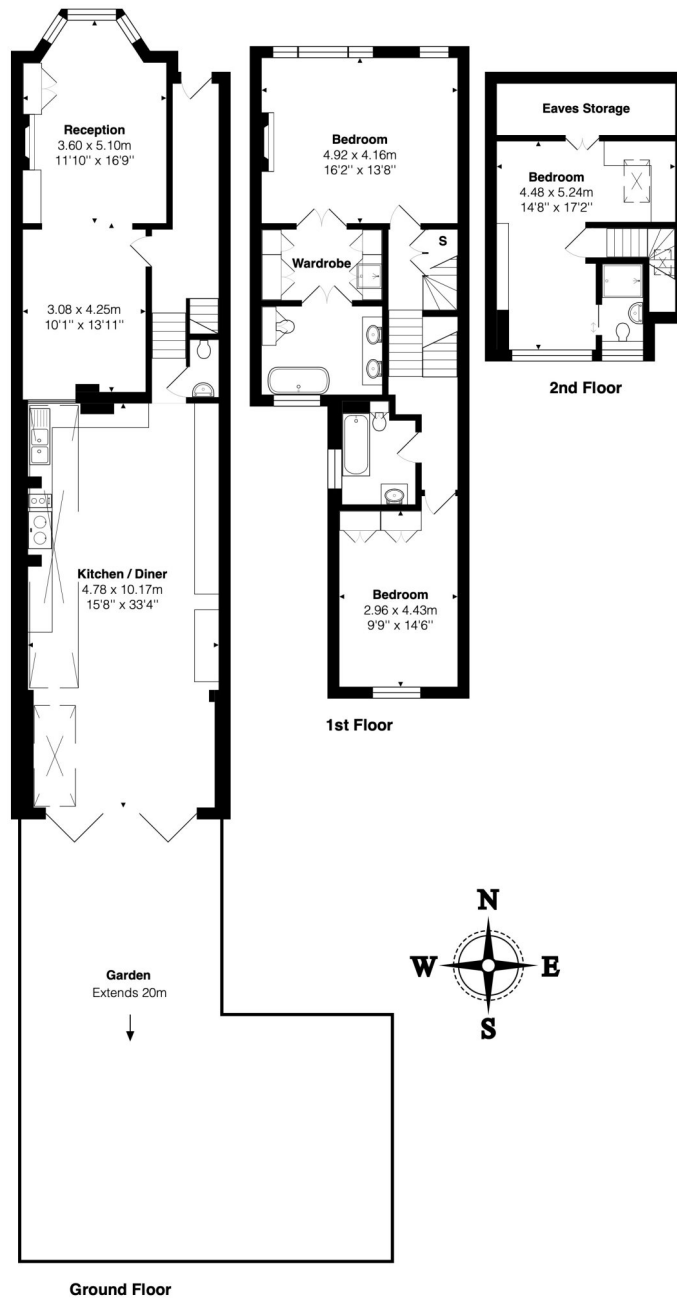


Winkworth



DESCRIPTION: This property has been a much-loved family home by the current owners who have invested greatly to make it one of the best we've seen in the area. Accommodation is spread over three floors, measuring close to 2000 sq.ft including an excellent guest double in the loft conversion and the most exquisite master bedroom with walk through wardrobes and en-suite bathroom in the first floor. The space is remarkable and offers that bit of luxury that hard working parents deserve. There's a further double bedroom and bathroom on this floor all of which are presented in excellent condition. Downstairs via the entrance hall buyers will find a large double aspect reception room with two wood burning fireplaces. This is a lovely bright and airy room which would also work for formal dining. The rear of the property has been extended, as has the side return creating a huge kitchen diner leading to the garden at the rear. This garden is like no other we've seen. It's an 'L' shaped space incorporating what used to be half of the neighbouring garden really making it unique, extra-large and very desirable for families. The house is in excellent condition throughout has a downstairs W.C and is offered to the market freehold with no upper chain.





Total Area: 183.8 m² ... 1979 ft² (excluding 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		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



winkworth.co.uk

See things differently

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.