



## Aylestone Avenue, NW6

£3,750,000 *Freehold*



A superb, fully detached six bedroom family home on one of the most sought after streets in the area.

### KEY FEATURES

- 4000 + SQ.FT
- SIX BEDROOMS
- 100FT PRIVATE GARDEN
- DETACHED
- PRIME LOCATION
- NEW KITCHEN



**Kensal Rise & Queens Park**

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#### DESCRIPTION

This stunning 1920s detached family home offers an abundance of charm and character, ideal for a growing family. With six spacious bedrooms, this property provides ample room for relaxation and privacy, while still maintaining a warm, inviting atmosphere throughout. The home boasts three well-proportioned reception rooms, perfect for both family gatherings and entertaining guests, creating a seamless flow of light-filled space for modern living.

The newly fitted kitchen is a standout feature, offering contemporary style with high-end finishes and NEW modern appliances—ideal for those who love to cook and entertain. For those who enjoy outdoor living, the property offers a magnificent 100ft+ private garden, providing an expansive area for children to play, gardening enthusiasts to flourish, or for simply enjoying the serenity of your own outdoor retreat.

Additional highlights include a garage, offering secure parking or valuable storage space, as well as off-street parking for convenience. With its combination of period charm and contemporary features, this family home is a rare find, offering both comfort and practicality in equal measure.

Perfectly located, it is an ideal setting for those looking to create lasting memories.





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## LOCATION

Aylestone Avenue in NW6 is one of the most sought-after streets in the area, offering a premium location for those seeking a blend of comfort, convenience, and style. This tree-lined avenue is renowned for its tranquil residential atmosphere while being just moments from the vibrant energy of the surrounding areas. The street itself is highly regarded for its beautiful, well-maintained homes and its proximity to some of the best amenities the area has to offer. Transport links are great, with Brondesbury Park Station just a short walk away, providing easy access to the Overground for direct connections into central London. When it comes to OUTSIDE SPACE, dining, shopping, and entertainment, you're spoilt for choice. Much-loved Queen's Park is a short walk away. Both Chamberlayne Road and Salusbury Road, just around the corner, are home to a selection of trendy restaurants, cafés, and independent shops. Chamberlayne Road is known for its vibrant café culture and stylish eateries, while Salusbury Road offers a range of local amenities including excellent food markets, bars, and boutiques, making it the perfect place for leisurely strolls or enjoying a meal out with friends and family.

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

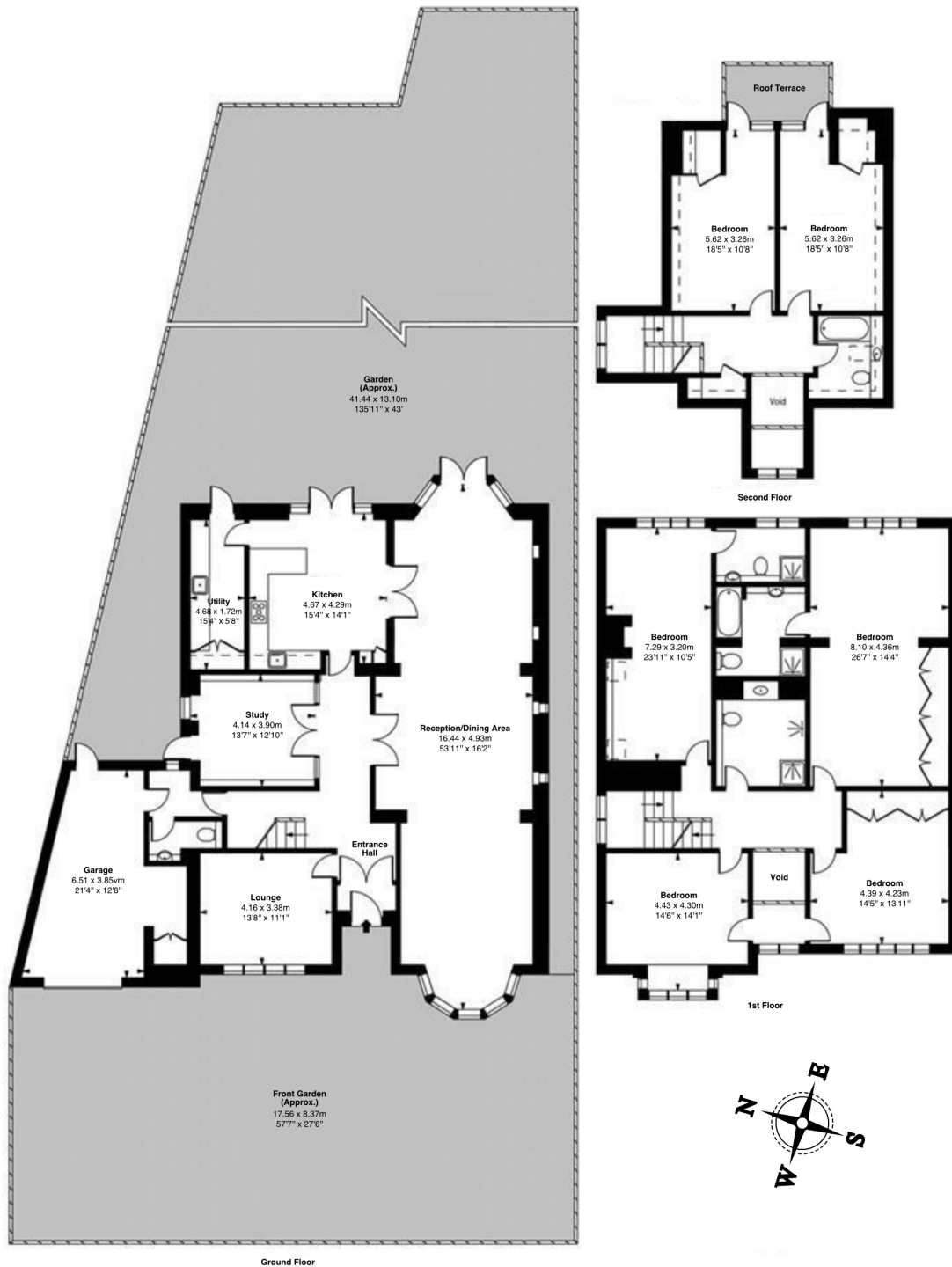
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** G (Brent)

**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 380.9 m<sup>2</sup> ... 4100 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only

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