



BRUNO PLACE, KINGSBURY, LONDON, NW9
£1,300,000 FREEHOLD

GRAND SIX BEDROOM DETACHED RESIDENCE

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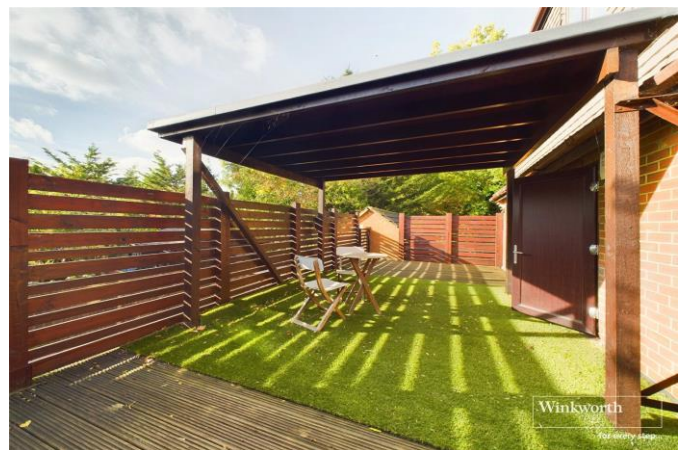
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Introducing an exquisite six double bedroom, seven-bathroom deluxe home, tucked away in an exclusive, private enclave just off the renowned Salmon Street. Spanning three spacious levels, this stunning residence is thoughtfully designed to offer an abundance of both luxury and private living space, with each bedroom featuring a contemporary en suite bath or shower room. On the ground floor, a dedicated study provides an ideal workspace, while one of the bedrooms boasts a versatile studio-style layout, complete with its own separate utility and living area. The heart of the home is the grand, open-plan lounge, perfect for hosting family gatherings, with ample space for entertaining. The upper level is complimented by a private roof terrace, providing a peaceful outdoor retreat, in addition to the landscaped garden. Off-street parking for two cars enhances convenience, while the location offers proximity to outstanding local schools, including St Robert Southwell, Lycée International, and St Nicholas Prep. Enjoy easy access to Wembley Designer Outlet, Wembley Stadium, and superb transport links into the city via the Metropolitan and Jubilee Lines, along with various local connections. This home is the epitome of luxury living in one of Kingsbury's most prestigious locations.



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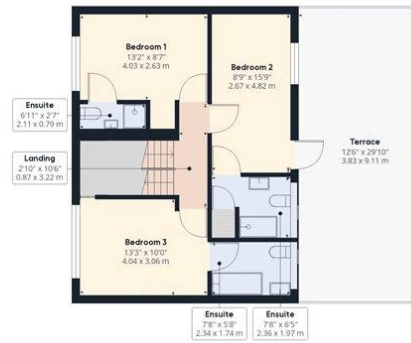


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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 2169.46 ft²
 201.55 m²

Balconies and terraces
 373.51 ft²
 34.7 m²

Reduced headroom
 410.21 ft²
 3.54 m²

(1) Excluding balconies and terraces

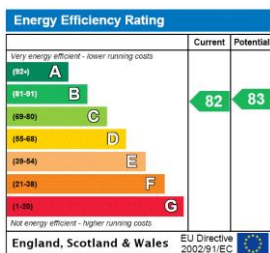
Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.



Tenure: Freehold

Council Tax Band: G

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.