



A detached house in a private gated mews within a lovely community and a wealth of history. Must be viewed.

St. Luke's Yard, Queen's Park, London, W9

£1,475,000 Freehold

savills

**Private gated mews • Private patio •
Off-street parking • Immaculate condition •
Chain free**

Local Information

Known for family-friendly living, Queen's Park is a vibrant residential village bordering London Borough of Brent.

Salisbury Road is a sought-after location for independent cafes, bars, restaurants such as 'Gail's' and 'The Alice House' together with antique shops. 'Salisbury Primary School' is a very well regarded local primary school, which opens its gates every weekend to host a local farmer's market in the playground.

There is fantastic open green space in Queen's Park which offers tennis courts, a pitch & putt course, café and children's playground.

Queen's Park offers both underground (Bakerloo) and Overground train lines, making it easy to commute to major stations such as Euston and Baker Street.

About this property

St. Luke's Yard is a private gated development close to the heart of Queen's Park. The property was originally coach house and houses in the mews were workshops. No. 8 stands at the head of the paved drive and has amazing views down this bespoke development. The property has a patio to the front with mature planting for privacy and off road parking.

Internally the house is presented to the highest standard with central hallway with stairs to the 1st floor and double doors leading into the impressive open-plan living space with contemporary kitchen and utility room, dining area which in flows into the great entertaining space onto the patio. At ground floor level there is also a bedroom and modern guest shower room. On the first floor there is a spacious landing with pleasant seating area with skylight and built in wardrobes. There is an beautiful principal bedroom with en suite and large dressing room which can be converted back to a bedroom. There is a further double bedroom with separate family bathroom.

Tenure

Freehold

Local Authority

City Of Westminster

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Maida Vale & Little Venice Office. Telephone: +44 (0) 20 3425 5600.

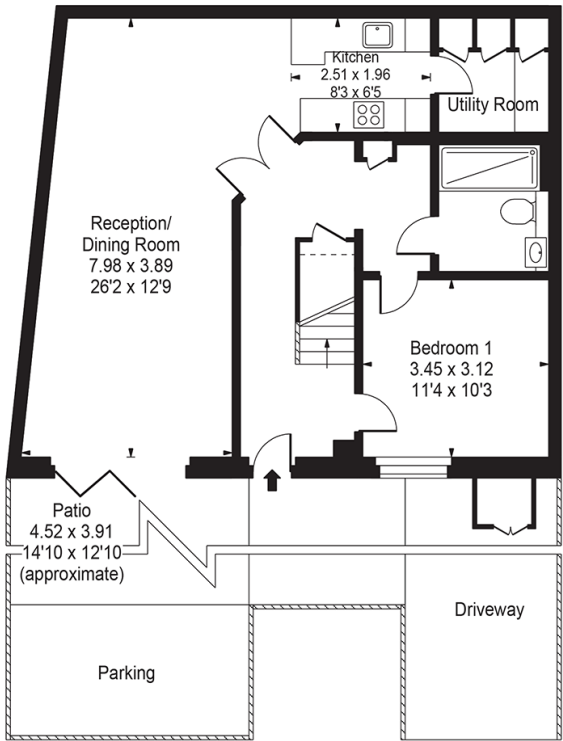




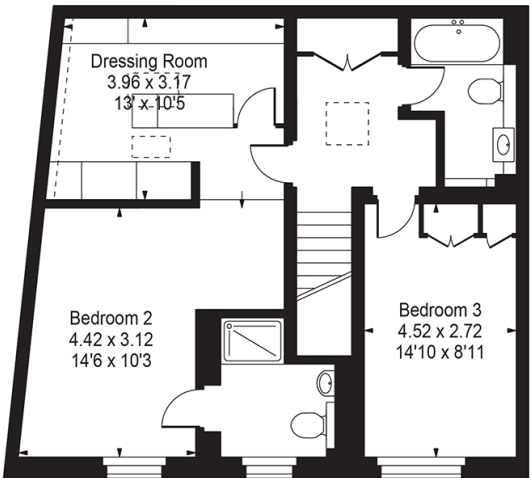
St. Luke's Yard, Queen's Park, London, W9
Gross Internal Area 1549 sq ft, 143.9 m²

Emma Clowes
Maida Vale & Little Venice
+44 (0) 20 3425 5600
emma.clowes@savills.com


St. Luke's Yard
Gross Internal Area(Approx)
Total = 143.90 Sq m / 1549 Sq ft
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



Ground Floor
73.6 sq m / 792 sq ft



First Floor
70.3 sq m / 757 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(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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