



This completely rebuilt family home has been designed to maximize the accommodation and also embrace the open views over Paddington Cemetery.

Tennyson Road, Queens Park, London, NW6
£1,695,000 Freehold



- Newly built family home • Open views • Patio and balcony
- Freehold • Four double bedrooms • Prime location

Local Information

Known for family-friendly living, Queens Park is a vibrant residential village located on the southern edge of the London Borough of Brent.

Salisbury Road is a sought after location for independent cafes, bars, restaurants and antique shops, and home to 'Gail's' and 'The Alice House'.

On the high street, there is a very well regarded primary school, 'Salisbury Primary School' which opens its gates every weekend and hosts a local farmer's market in the school playground.

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

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

About this property

The architect and developer thought this property development through perfectly, replicating the period features, maximizing the natural light, using the best quality of materials and fitting. As soon as you visit this house you see the attention to detail from the engineered timber flooring to the Ivy wall interiors. The accommodation on offer is a separate sitting room, utility and WC. The open- plan kitchen is one of the most impressive spaces I have ever seen with a stylish solid oak kitchen with quartz worktop, skylights and wooden flooring opening onto the bright walled garden paved with porcelain white tiles.

On the first floor level there are three double bedrooms and a family bathroom. On the top floor the luxury principal bedroom with en-suite shower room has the most impressive views through the glazed patio doors overlooking the roof terrace and beyond. The property benefits from wiring from Sonos, underfloor heating, highly efficient heating system and being the best house on the road.

Tenure

Freehold

Local Authority

Brent Council

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.

NB: Photos taken in July 2020





Tennyson Road, Queens Park, London, NW6
Gross Internal Area 1690 sq ft, 157 m²

Tennyson Road, NW6

Approximate Area = 157 sq m / 1690 sq ft
Including Limited Use Area (9.9 sq m / 106 sq ft)
Eaves = 9.0 sq m / 97 sq ft
(Excluding Void)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	77	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	77	84
(39-54)		
E		
(21-38)	77	84
F		
(1-20)	77	84
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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