



Hanover Road, NW10



4



2



2



1919.00
sq ft

A beautifully presented terraced 1920s property, offering in excess of 1915 sq ft of internal living accommodation that is situated in an enviable position on a quiet residential road just north of Queen's Park. The property offers a fantastic opportunity to acquire a substantial home for a growing family.

Upon entering, you are met with an exquisite parquet wooden floor that runs the entirety of the hallway. To the left of the entrance hallway, there is a sizeable reception room that retains a variety of original architectural features, including ceiling cornicing/decoration and an original cast iron fire place. The rear of the property is particularly impressive, offering an expansive and lateral living space. This space is comprised of two predominant areas; a dining space and a kitchen space. The room features skylights and bi-folding doors that lead out onto a generous 63ft lawned rear garden. There is also a large family bathroom on this floor.

The First Floor offers three sizeable bedrooms, the largest of which occupies the front of the property. All three

£1,350,000 Freehold

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bedrooms are serviced by a bathroom which is nestled in the left rear corner of the floor. The third bedroom could be repurposed as a home study space. The Second Floor offers a space which is abundant in light which could be used as a children's play area or fourth bedroom.

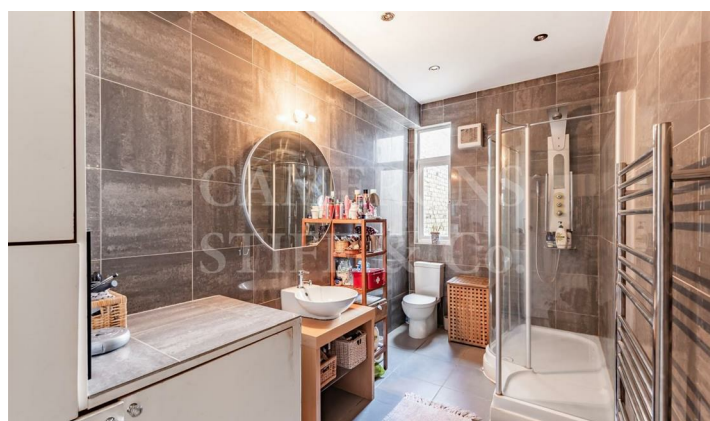
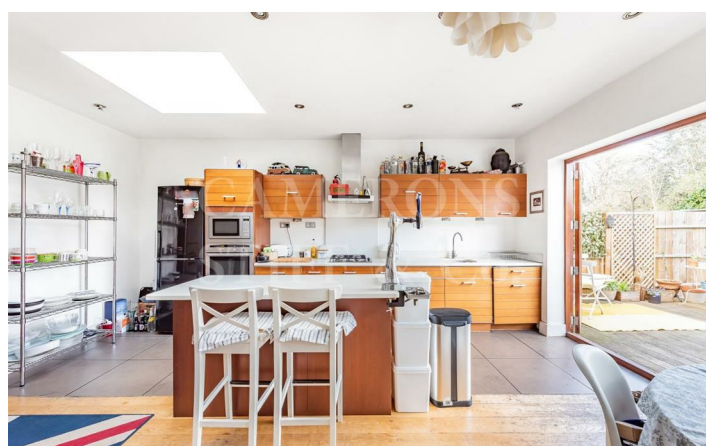
Hanover Road is located just off Chamberlayne Road, and is within walking distance of Kensal Rise, Queen's Park and Willesden Green. Local transport links include Willesden Green (Jubilee), Kensal Green (Bakerloo & Overground), Kensal Rise (Overground) and Queen's Park (Bakerloo).

Viewing is highly recommended.



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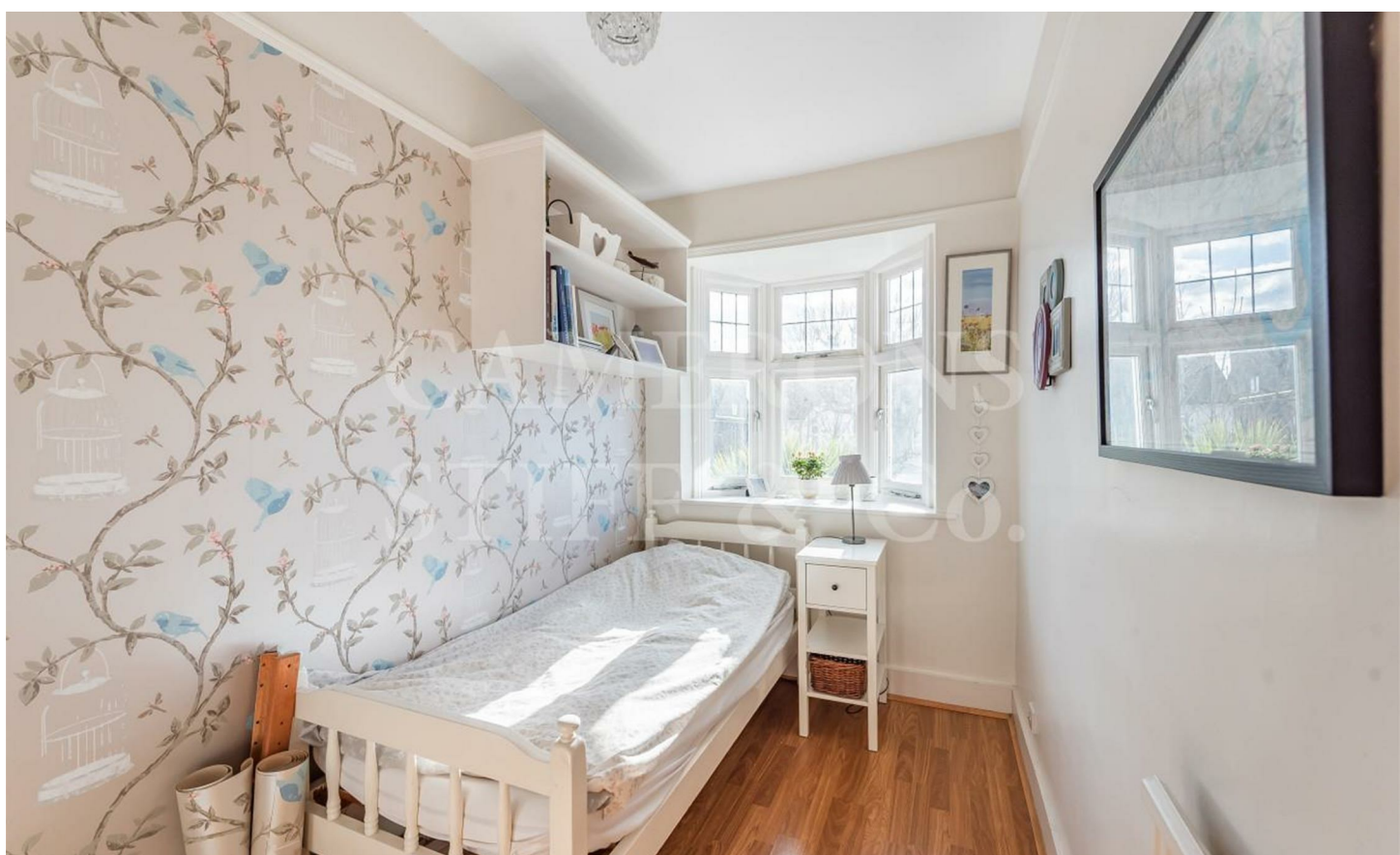
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- A well presented 1920s terraced property.
- Offers 1915 sq ft of internal living accommodation.
- Comprised of four bedrooms and two bathrooms.
- Particularly impressive lateral living space at the rear.
- 63ft lawned rear garden.
- Scope for further development.
- Envidable location.
- Within walking distance of Kensal Rise, Queen's Park and Willesden Green.
- Convenient transports link within easy access.
- Viewing is recommended.

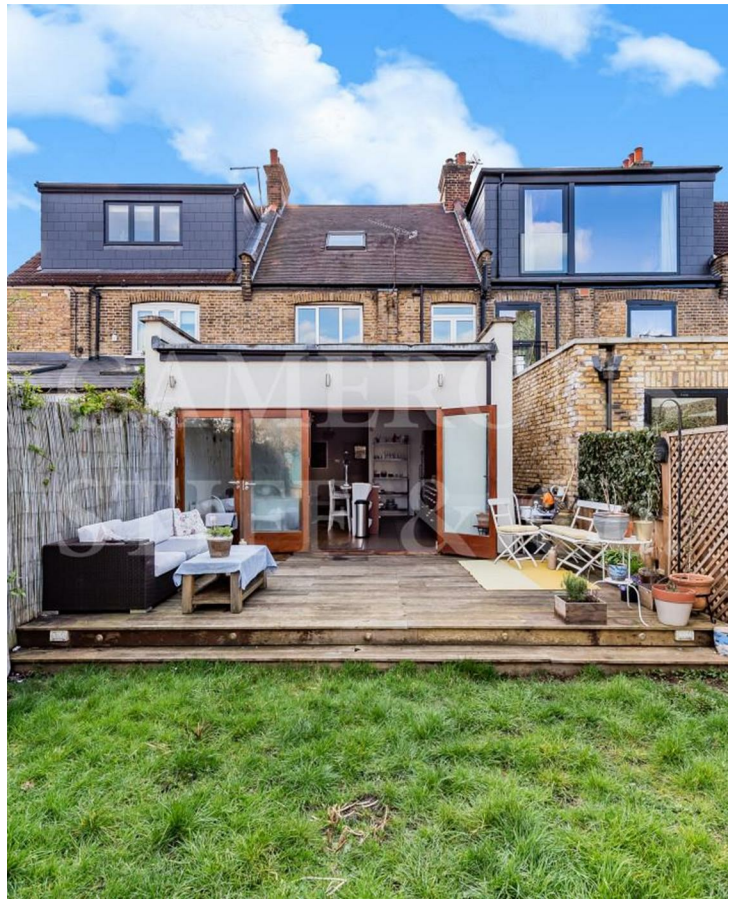
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Hanover Road, London, NW10

Approximate Area = 1741 sq ft / 161.7 sq m

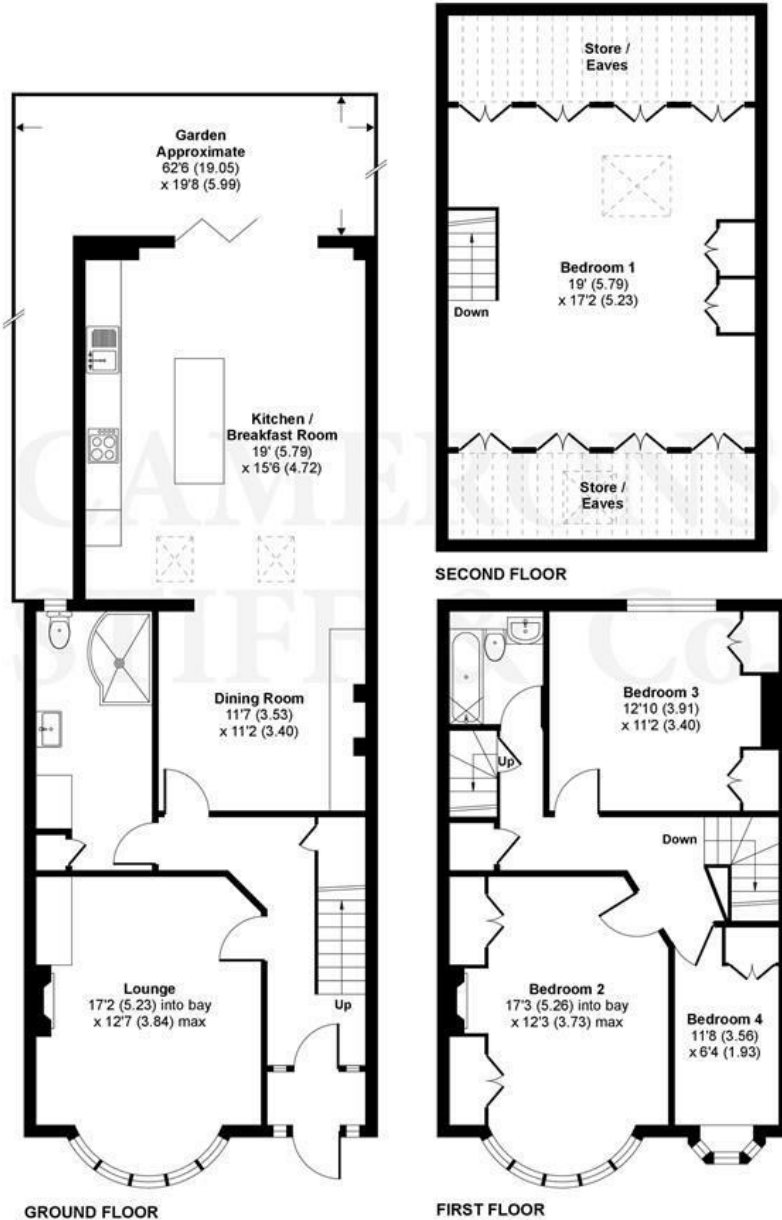
Limited Use Area(s) = 178 sq ft / 16.5 sq m

Total = 1919 sq ft / 178.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Camerons Stiff & Co. REF: 698557

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