



Dudley Road, NW6



4



2



3



1931.00  
sq ft

A meticulously designed terraced Victorian property, offering in excess of 1930 sq ft of internal living accommodation. Enviably located on one of the most sought after roads in Queen's Park, the property presents a unique opportunity to acquire a thoughtfully arranged family home with an exquisite aesthetic.

Upon entering, it becomes immediately apparent that a stringent interior and architectural design process has taken place, and that the available square footage has been maximised absolutely. The Ground Floor is constituted around two predominant living areas; a sizeable double reception room at the front, and an open-plan kitchen/dining area at the rear. Although separate, these areas coalesce to create a truly enviable layout.

The double reception room features original ceiling cornicing/decoration and dark hardwood flooring, and is characterised by a contemporary, calming grey/white colour scheme. The rear is particularly impressive, and is accessible through both the hallway and the double reception room. It has been designed to incorporate as much glass as possible in order to ensure an abundance of natural light. Boasting an elegant, contemporary aesthetic,

**£2,250,000 Freehold**

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this space is perfect for entertaining. A landscaped and secluded 46ft rear garden is accessible through bi-folding doors at the rear.

In symphony with the Ground Floor, the First and Second Floors have been thoughtfully arranged, and maximise the available square footage. The master ensuite bedroom occupies the front of the property, whilst the second and third bedrooms are serviced by a second bathroom at the rear. The Second Floor is an exemplar example of a loft conversion, and could also be used as a home office/studio as well as a bedroom. This floor also boasts fantastic southern views.

The property is situated moments away from Salisbury Road all the amenities that entails. Local transport links include Queen's Park (Bakerloo & Overground).





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- A meticulously designed terraced Victorian property.
- Offers in excess of 1930 sq ft of internal living accommodation
- Situated in an enviable location on a prime road in Queen's Park. One of the few houses in the area to benefit from a south west facing on a quiet street
- Comprised of four bedrooms, three bathrooms (one en-suite) & one separate W/C.
- Exquisite aesthetic stylishly presented throughout property
- Integrated storage in all rooms
- 68 ft landscaped rear garden designed by Charlotte Rowe complete with lounge and eating area
- A good selection of private & state schools
- Local transport links include Queen's Park (Bakerloo & Overground) Station.
- Viewing is highly recommended.



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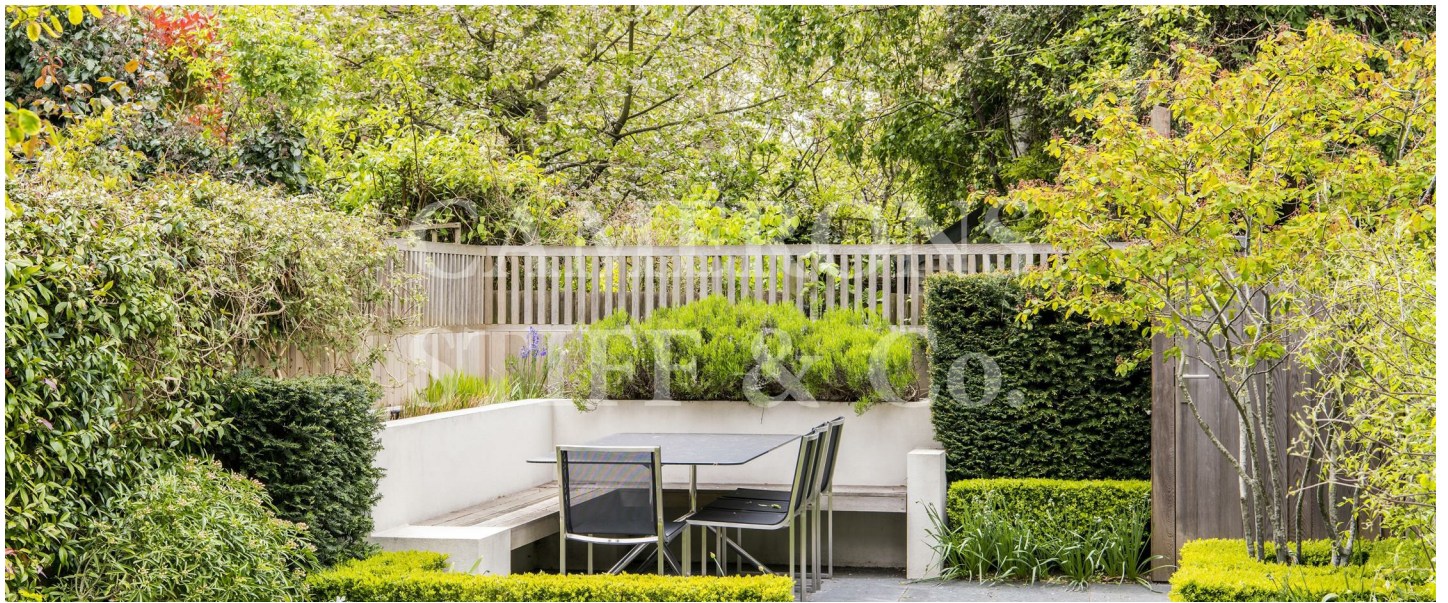
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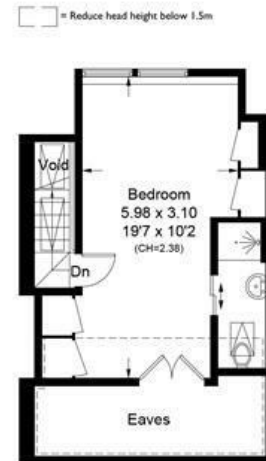
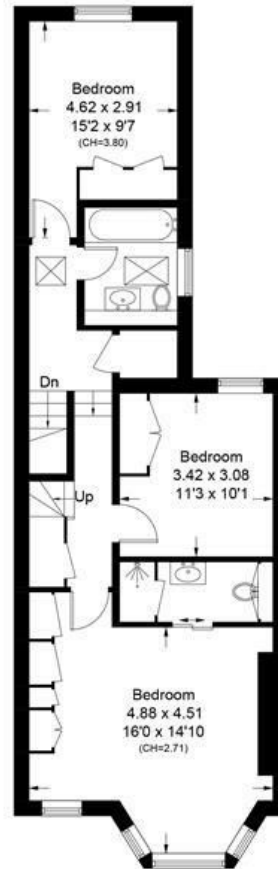
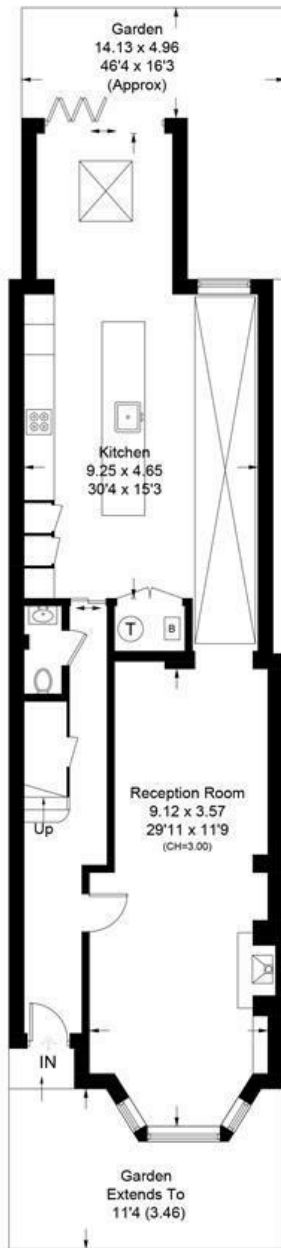




Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

## Dudley Road, NW6

Approximate Area = 179.5 sq m / 1931 sq ft  
Including Limited Use Area (10.7 sq m / 115 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.

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