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Charteris Road, NW6



4



2



3



1460.00
sq ft

A beautifully presented Victorian terraced property, offering in excess of 1460 sq ft of internal living accommodation. The property boasts an exquisite aesthetic throughout and presents a great opportunity to acquire a substantial family home in an enviable and secluded area.

The property has a unique, characterful and vibrant feel throughout and this becomes evident as soon as you step through the door. The front entrance leads into a small vestibule, for coats, shoes and other storage. The front double reception room features gorgeous ceiling cornicing/ decoration and dado-railing, in addition to an original decorative cast iron fireplace. Furthermore, the room is decorated in an elegant grey/blue hue giving the space a distinctly elegant and contemporary feel.

The First Floor consists of three large bedrooms, one shower room and one bathroom. The master bedroom is situated at the front of the property, and boasts an en-suite shower room and plenty of

£1,500,000 Freehold

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storage space. The Second Floor boasts of a great loft conversion, featuring an en-suite bedroom with a cleverly disguised shower room. A sizeable and stunning sun trap 23 ft roof terrace is accessible from here. There is also plenty of "hidden" storage room on this top floor. The kitchen is small but fitted with outstanding touches all throughout including a great water filter system as well as handmade taps.

There is scope for further development; Planning permission has been approved for a side-return (STPP) to create an expansive and modern space at the rear of the house and architectural plans can be seen upon request.

Charteris Road is a quiet and secluded cul de sac just 5 minutes walk from the local and popular QP Farmers market and nine minutes from Queens Park Tube Station. Local transport links include Queen's Park (Bakerloo & Overground).

Viewing is highly recommended



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- A beautifully designed Victorian terraced property.
- Offers in excess of 1460 sq ft of internal living accommodation.
- Boasts a unique, characterful and vibrant aesthetic throughout.
- Comprised of four bedrooms, one bathroom and two shower rooms.
- Features an 18ft decked patio, accessible through the kitchen.
- A sun-trap 23 ft roof terrace.
- Provision to develop the side-return (STPP).
- Offered CHAIN FREE
- Viewing is highly recommended.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Charteris Road, London, NW6

Approximate Area = 1456 sq ft / 135.2 sq m

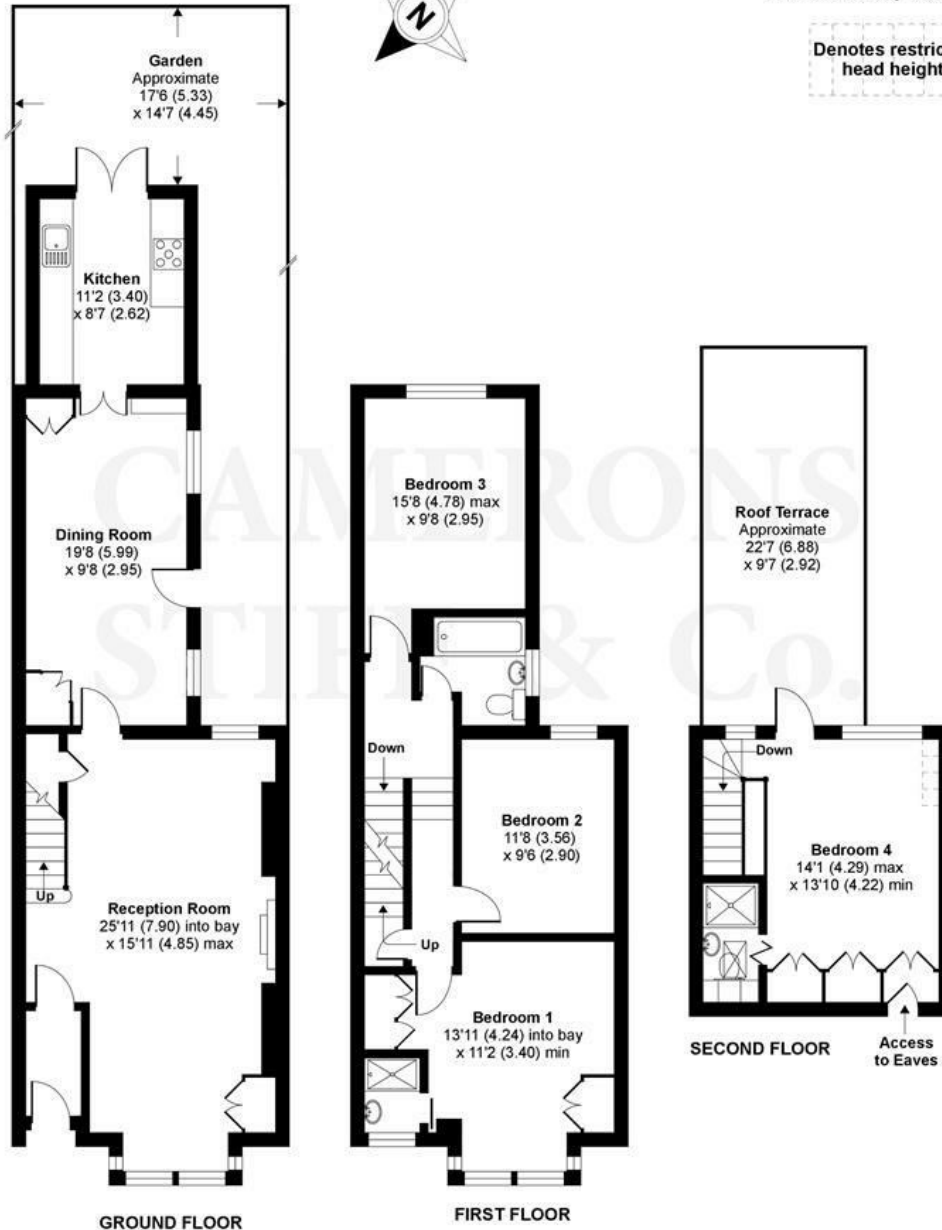
Limited Use Area(s) = 4 sq ft / 0.4 sq m

Total = 1460 sq ft / 135.6 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: 726751

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