

# CAMERONS STIFF & Co.

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Victoria Road, NW6



SOLE AGENTS - A Victorian end of terraced house, offering in excess of 1378 sq ft of internal living accommodation, situated on quiet and sought after residential road in the heart of Queen's Park. The property offers an exceptional opportunity for an ambitious purchaser to redevelop a substantial family home to their own style and taste.

The Ground Floor comprises of two predominant living areas; there is a sizeable reception room at the front, whilst a second reception room is just beyond this. At the rear, there is a kitchen/breakfast area, a dining room and a guest cloakroom. A generous 32ft lawned rear garden is accessible through the second reception room and kitchen.

The property is well-presented throughout but could do with some refurbishments including a loft & side extension, doing so would ensure the creation of a more pragmatic layout that would further maximise the available square footage. The property retains a plethora of original architectural features such as ceiling corning and decoration.

**£1,599,950 Freehold**

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On the First Floor there are four good size bedrooms, a family bath/shower room and separate WC.

Victoria Road is a short walk away from the highly popular Salusbury Road and the beautiful Queen's Park, where an array of delis, cafés, boutique shops and gastropubs can be found. The excellent transport links include Kilburn High Road (Overground) and Kilburn Park (Bakerloo) Station as well as 24-hour bus services & convenient road links to M1 & A406. Both Westfield & Brent Cross shopping centres are within easy reach.



The property is also within the catchment area of Maloore's Infant & Junior School and Queen's Park Community School.

Viewing is highly recommended.



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- A spacious four bedroom Victorian house.
- 1378 sq ft of internal living accommodation.
- Two reception rooms, a dining room & a fitted kitchen.
- A bath/shower room and two separate WCs.
- A generous 32ft lawned rear garden with a side return.
- Well presented but is in need of updating throughout.
- Potential to convert the loft and side return (STPP).
- Close to Overground and Bakerloo line Stations.
- Minutes away from the amenities of Queen's Park.
- Early viewing is highly recommended.



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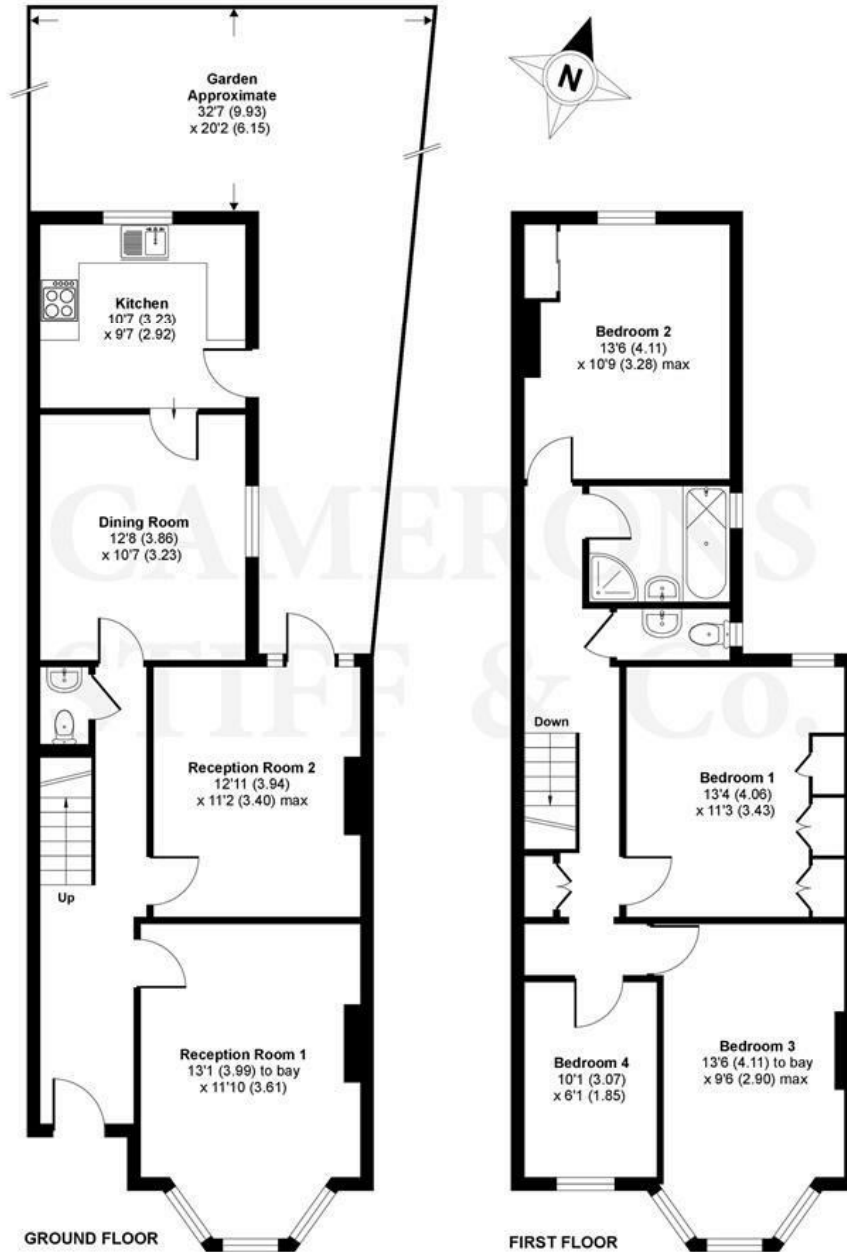


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

## Victoria Road, London, NW6

Approximate Area = 1378 sq ft / 128 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2021. Produced for Camerons Stiff & Co., REF: 760553

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