



Tennyson Road ,London NW6 7SA

Asking Price £1,695,000

We are extremely proud to start marketing this stunning four-bedroom Victorian Terraced House with west facing garden and large roof terrace with direct views onto the large green Queens Park Cemetery. Situated on one of Queens Park's most popular roads, Tennyson Road. The property has just been through a complete refurbishment with the current owners sparing no expense and meticulously thought out spec and design using professional architects and designers. Entering the house you immediately get a great sense of space and light. Rooms on the ground level include a large lounge to the front of the property, a separate utility room with W/C, kitchen/diner/family room at over 30 ft long, and featuring higher than usual ceiling height with direct access to the private walled garden through bi-folding doors. The upper floors feature good sized double bedrooms, a luxury family bathroom, and an en-suite in the loft room. This room also features direct access to a large roof terrace. Further features include sash windows with double glazing throughout, state of the art heating system with built-in sensors to reduce bills by 65% and Sonos System.

Tennyson Road is well located for transport links with the Bakerloo line at Queen's Park or the London Overground at Brondesbury station. Salusbury Road offers an excellent choice of cafes, restaurants and shops and the property is also within minutes from Queens Park.

6 Kilburn Bridge Kilburn High Road London NW6 6HT

t: 020 7328 2320 e: info@northwest-6.co.uk www.northwest-6.co.uk



Northwest 6 Limited, Company Registration Number: 10429817
Registered Office: 21-23 Croydon Road, Caterham, Surrey CR3 6PA

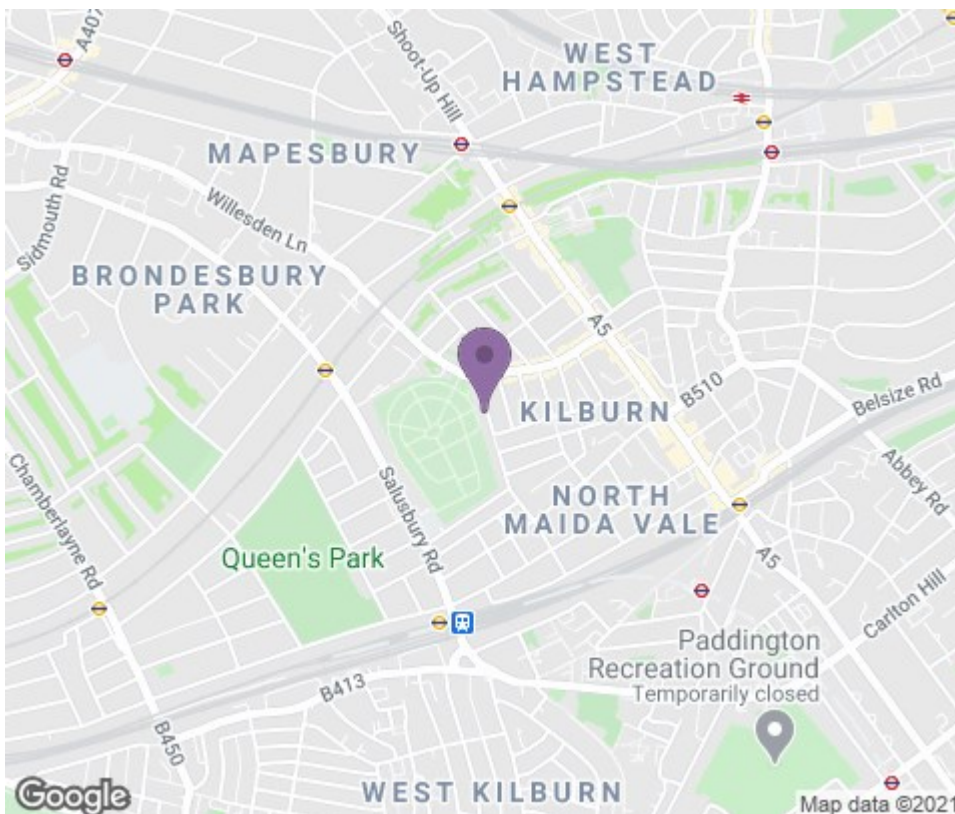


Tennyson Road, NW6

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 plus) A		86
(81-91) B	77	
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		