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Creighton Road, NW6



2282.00 sq
ft



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As sole agents Camerons Stiff are pleased to offer FOR SALE this superbly-presented extended character property spanning 2282 sq ft, situated on one of Queens Park's most attractive roads.

On the Ground Floor, there is a 28'11 ft bay-fronted reception room with stripped wooden flooring and feature a fireplace, a Bulthaup south-facing modern kitchen extension into the side return (maintaining semi-detached side access to the street), and a dining area with sliding doors leading straight to the garden. Furthermore, the Ground Floor offers a utility room which includes a guest W/C.

The First Floor has a principal bedroom with stunning views over the garden, two further double bedrooms both with character fire places, a single bedroom/office and a spacious family bathroom and a second shower room. The top floor (loft) offers an architect-designed 18ft bedroom suite with an

£2,499,999 Freehold

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en-suite shower room, eaves storage and uninterrupted views across London.

Further benefits and features include a mature south-facing garden, a 15'3 ft garden studio/office room, a beautiful, tiled entrance / entrance hall and side-entrance to the garden.

Situated a stone's throw from Queens Park, the property is also well-located for the shops and restaurant of Salusbury Road and Chamberlayne Road, as well as transport links through Queens Park Station (Bakerloo and Overground - Zone 2) and Kensal Rise (Overground).



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- Superb 5-bedroom house
- 2282 sq ft of accommodation
- 3 bathrooms and 1 guest WC
- Double bay-fronted reception room
- Modern Kitchen/Breakfast room with island
- South-facing garden with studio
- Close to shops and amenities
- Transport: Queens Park (Bakerloo & Overground - Zone 2), Kensal Rise (Overground)
- Council: Brent (F)
- FREEHOLD

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Approximate Area = 2060 sq ft / 191.3 sq m
 Limited Use Area(s) = 89 sq ft / 8.2 sq m
 Outbuilding = 133 sq ft / 12.3 sq m
 Total = 2282 sq ft / 211.8 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). © nche.com 2023. Produced for Camerons Stiff & Co. REF: 976673

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(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

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