



Plympton Avenue  
NW6

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FOR SALE  
FREEHOLD

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£1,250,000

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For the first time in 50 years, we are delighted to bring to market this CHAIN FREE unmodernised five bedroom Victorian terraced home. Spanning 1,596 sq ft over three floors, this is an exceptional property and must be seen to realise its full potential.

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Situated on a sought-after road east of Queen's Park, this house offers a rare opportunity for an ambitious purchaser to acquire a characterful family home and reimagine it in their own image.

The property's defining feature is the Second Floor, which is not an extension but part of the original structure. As a result, the rooms situated at the top of the house are sizeable and impressive. This architectural typology is extremely rare for the area. The house retains a plethora of original Victorian architectural features throughout, meaning an exciting opportunity exists for a purchaser to curate an exceptional space that's contemporary in scope yet deeply sympathetic to the property's original character.



The property's southerly rear aspect lends itself perfectly to the creation of a bright and expansive kitchen/dining space to the rear (STPP), with the potential for large glazing and seamless indoor-outdoor flow, flooded with natural light throughout the day.

Ultimately, this is an outstanding 'blank canvas' Queen's Park house, offering scale, character, and architectural integrity in equal measure. For buyers seeking a substantial period home with the opportunity to add significant value and create something truly special, this is a listing not to be missed.

Early viewing is recommended.





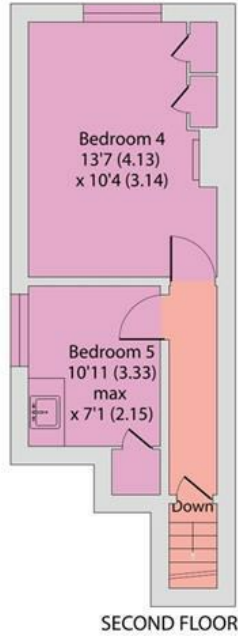
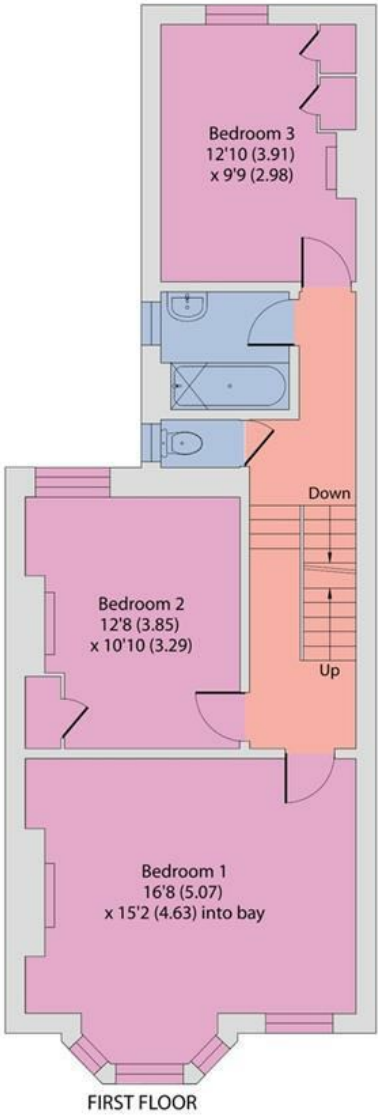
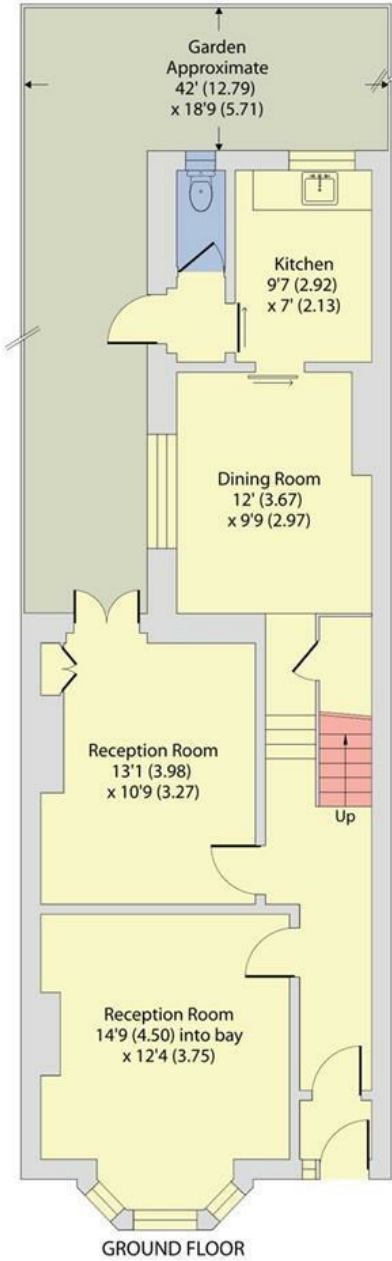
- Offered CHAIN FREE
- An unmodernised three-storey Victorian townhouse, moments from Queen's Park
- An exceptional opportunity to acquire a 'blank canvas' Queen's Park family house
- A rarity in Queen's Park, the Second Floor is part of the original structure
- The house retains a plethora of original Victorian architectural features throughout
- The house boasts a southerly aspect
- 42ft rear garden
- The coveted Lonsdale Road is an 8-minute walk away
- Excellent transport links into Central London
- COUNCIL: Brent (F)



# Plympton Avenue, London, NW6

Approximate Area = 1596 sq ft / 148.2 sq m

For identification only - Not to scale



Approx 1596.00 sq ft

EPC: D

Brent (F)

Ref: 19575149

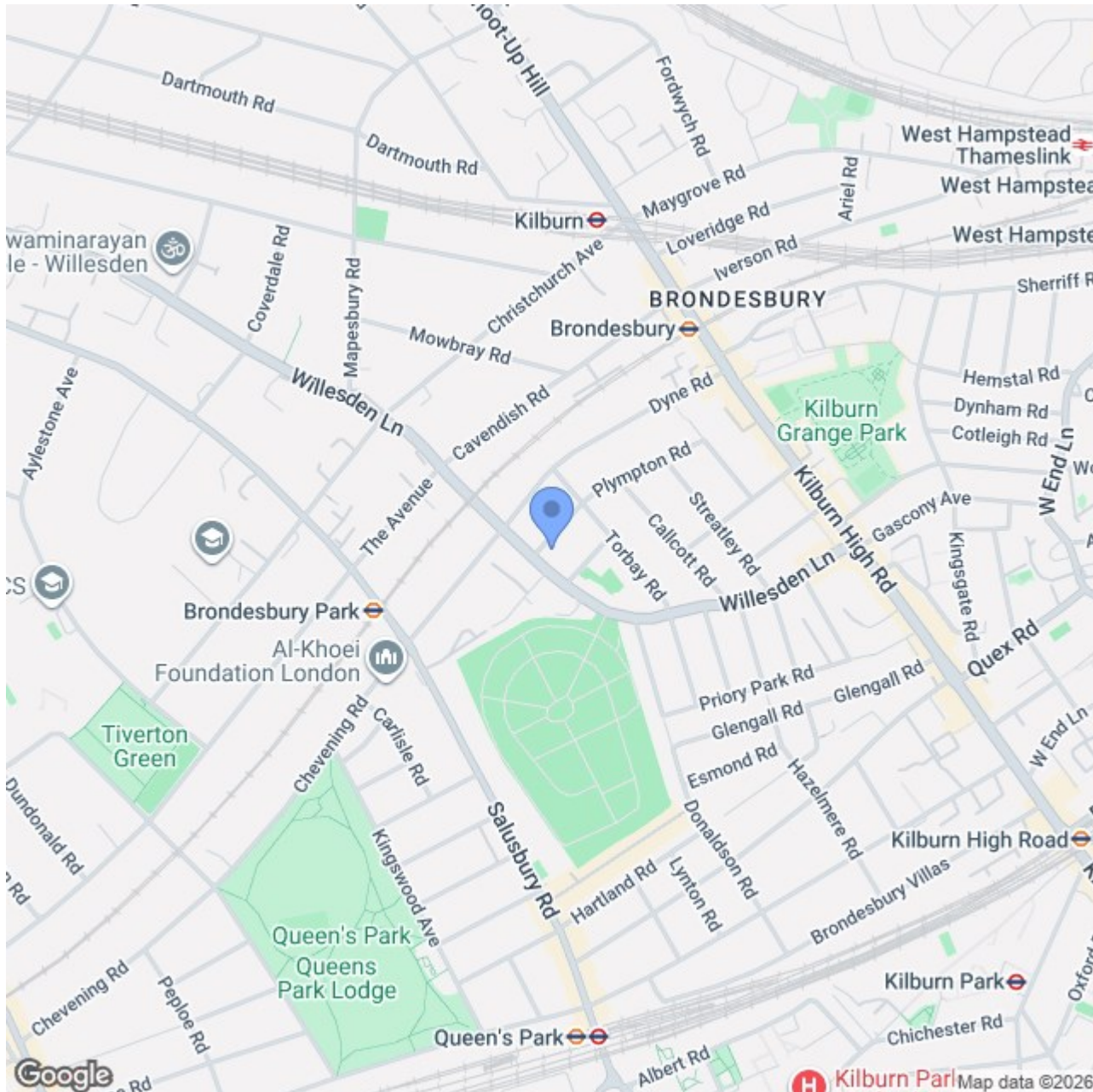
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2026. Produced for Camerons Stiff & Co. REF: 1402885

# Location

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Plympton Avenue is nestled in a sought-after residential hamlet just east of Queen's Park, a short distance from the coveted Lonsdale Road and Salusbury Road. Ideally positioned close to Kilburn High Road and Willesden Lane, offering a wide range of local shops, cafés, and the popular Kiln Theatre. Well-regarded schools nearby include Christ Church CofE Primary School and Queen's Park Community School, making the area particularly appealing to families. Queen's Park and Kilburn Grange Park are both within easy reach, providing excellent open green spaces. Transport links are superb, with Brondesbury (Mildmay Line- Zone 2), Kilburn High Road (Lioness Line- Zone 2), and Queen's Park (Bakerloo & Lioness Lines- Zone 2) offering convenient access to Central London and the West End.

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020 7328 2828 \* 020 8459 1133 – Sales

020 8450 9377 – Lettings

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

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