



Callcott Road
NW6

FOR SALE
FREEHOLD

£1,700,000

For Sale exclusively via
Camerons Stiff & Co.

A beautifully presented five-bedroom Victorian house, situated on one of Queen's Park's most sought-after roads. Offering a rare opportunity to acquire a beautifully refurbished family home, it perfectly combines period character with contemporary design.







Upon entering, it becomes immediately apparent that the current owners have undertaken a thoughtful and comprehensive refurbishment programme. The ground floor is arranged around two principal living spaces, beginning with an elegant double reception room to the front that retains a wealth of exquisite original features, including high ceilings, ornate cornicing, original fireplaces and beautiful mosaic tiled flooring.

To the rear, a spectacular kitchen, dining and family room spans the full width of the property, flooded with natural light from large skylights and full-width doors that open directly onto the private east-facing garden. A guest WC and access to the basement complete the ground floor accommodation.

The upper floors provide five well-proportioned bedrooms. The impressive principal bedroom



occupies the front of the first floor and benefits from a generous walk-in dressing room fitted with bespoke floor-to-ceiling wardrobes. A further bedroom and a contemporary family bathroom are also located on this level.

The second floor offers two additional double bedrooms, a second bathroom and access to a wonderful east-facing roof terrace, while the boarded loft provides a versatile additional space currently used as a family retreat.

Rich in character and original detail, this outstanding Victorian home has been thoughtfully updated for modern family living while preserving its period charm.





- Beautifully presented five-bedroom Victorian family home
- Beautifully refurbished throughout
- Elegant double reception room with original fireplaces
- Stunning open-plan kitchen, dining and family room
- Private east-facing rear garden
- Principal bedroom with bespoke walk-in dressing room
- East-facing roof terrace
- Two bathrooms, guest WC and basement
- Moments from Queen's Park Station, Lonsdale Road and Salusbury Road
- COUNCIL: Brent (F)





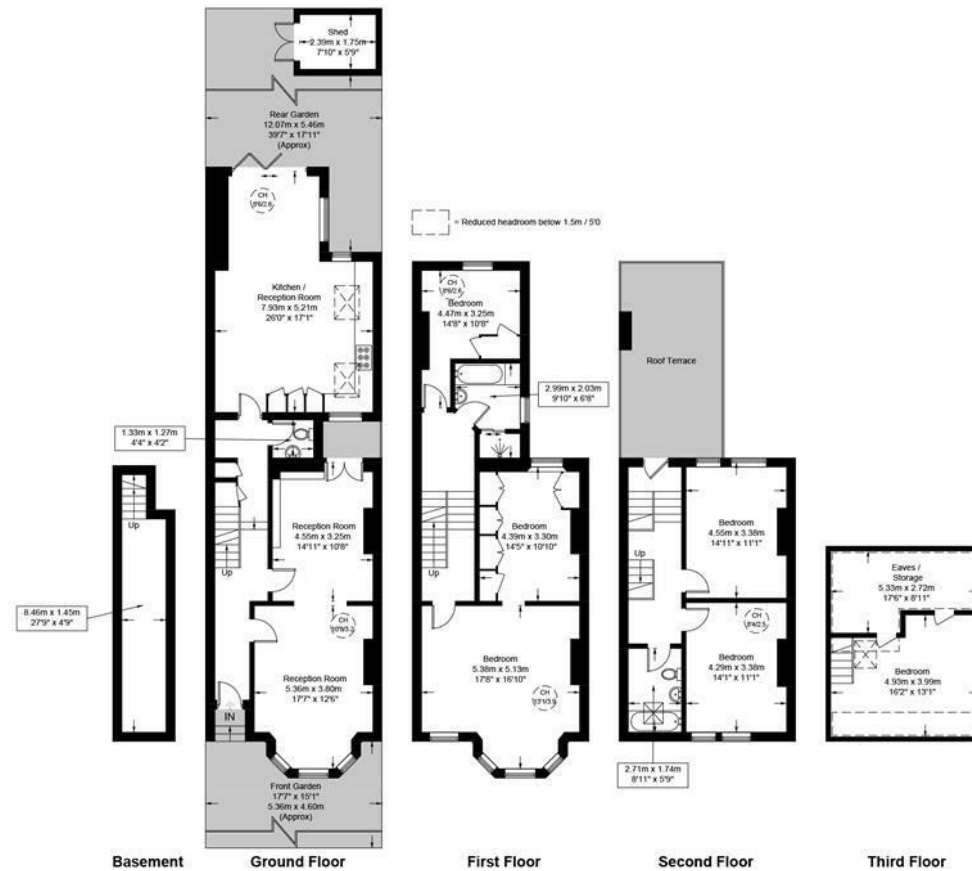
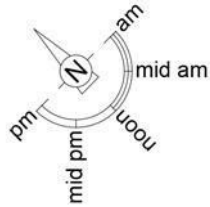


Callcott Road, NW6

Approximate Gross Internal Area = 2611 sq ft / 242.6 sq m
(Including Restricted Height / Eaves / Storage / Basement)

Restricted Height = 180 sq ft / 16.7 sq m

Shed = 48 sq ft / 4.5 sq m



Approx 2611.00 sq ft

EPC: D

Brent (F)

Ref: 17983740

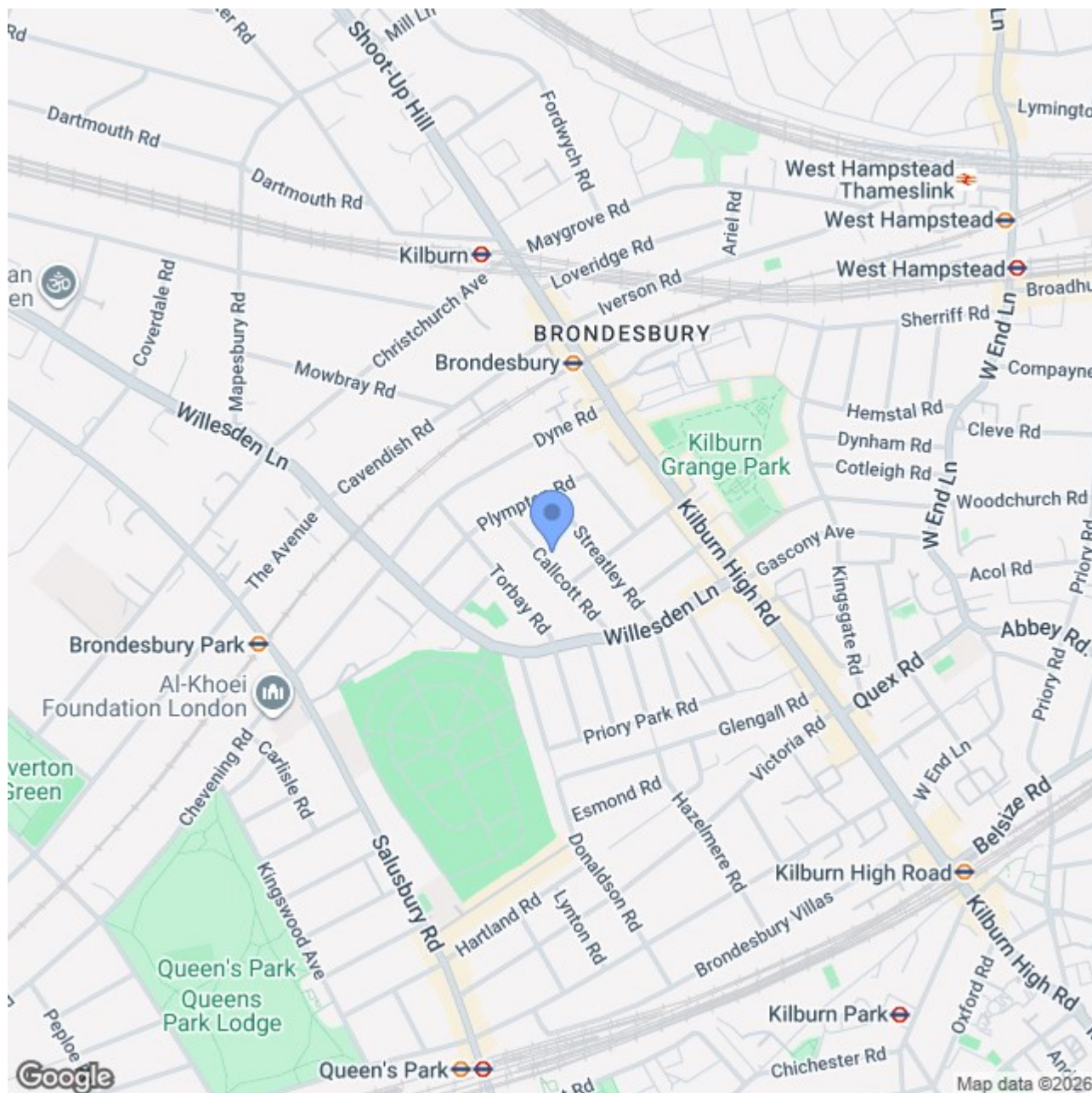
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified
Property
Measurer**

Location

Located just a short walk from Lonsdale Road and Salusbury Road, the property is perfectly positioned to enjoy the excellent cafés, restaurants, independent boutiques and local amenities that make Queen's Park one of North West London's most desirable neighbourhoods. Queen's Park Station (Bakerloo Line & London Overground, Zone 2) is within easy walking distance, providing excellent transport connections across London.



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EST. 1982



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