

# CAMERONS STIFF & Co.

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**Dundonald Road, NW10**



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As Sole Agents Camerons Stiff & Co are pleased to be able to offer For Sale this outstanding 5 bedroom character, semi-detached period property providing a generous 2535 sq ft of well laid out accommodation over three floors with a tessellated tiled pathway. The property offers a fantastic opportunity to acquire a sizable family home situated on a prominent street in Queen's Park.

The property boasts a distinctly spacious and airy feel, offering high ceilings and an abundance of natural light throughout. To the left of the entrance hallway, there is a beautiful bay fronted double reception room with feature fireplace and wood burner, leading to an outstanding kitchen/dinner with a luxury fitted kitchen with marble tops with the dining and lounge area offering views over the mature garden. Further benefits include a studio/office space to the rear of the garden along with a utility room and plenty of storage space.

The First Floor is comprised of 4 large bedrooms, all of which are serviced by a family bathroom. The main bedroom offers a bright bay window and a wall of fitted wardrobes, the second bay fronted double bedroom also

**£2,850,000 Freehold**

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offers fitted wardrobes with lovely views over the garden. The Top Floor offers a beautiful a 20 ft bedroom with lots of light, plenty of storage space and a stunning contemporary shower room. Externally, there is an absolutely enchanting 95 ft rear garden with garden studio



Dundonald Road is in a very family orientated area in a popular location within proximity to both Kensal Rise & Salusbury Road with a plethora of upmarket delis, cafés, shops and leisure facilities including the popular Lexi Cinema. Serviced by excellent transport links with Kensal Rise (Overground) and Queens Park (Bakerloo-Zone 2) Stations & numerous bus routes.

The property is also in the catchment area for Malorees Infant & Junior School and the sought after Queens Park Community School, along with easy access to Brent Cross & Westfield Shopping Centres



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- A beautifully presented character property
- Offers a total of 2535 sq ft internal and external accommodation
- Comprises of 5 bedrooms, 2 bathrooms and 1 guest W/C
- Boasts a distinctly spacious and airy feel, offering high ceilings, plenty of light and storage space
- First Floor comprises of 4 large bedrooms serviced by 3 piece family bathroom
- The Top Floor offers a large double bedroom with stunning contemporary shower room
- Stunning kitchen/dining area leading onto mature garden with separate studio space
- Situated on a prominent street in Queen's Park.
- Local transport links include Kensal Rise (Overground) and Queen's Park (Bakerloo-Zone 2) stations
- Council Tax Band: Brent (G) - Freehold- EPC (D)

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Approximate Area = 2296 sq ft / 213 sq m  
Outbuilding = 239 sq ft / 22 sq m  
Total = 2535 sq ft / 236 sq m

For identification only - Not to scale

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Camerons Stiff & Co. REF: 912398

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