

# CAMERONS STIFF & Co.

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**Aylestone Avenue, NW6**



6



2



2



2995.00  
sq ft



FOR SALE is this substantial and imposing semi-detached 1920s residence, offering 2995 sq ft of internal living accommodation. Commanding a prominent position on one of the most sought-after roads in Brondesbury Park, the property presents a rare opportunity to reimagine and redevelop a sizeable family property in a truly enviable location.

The property retains a number of original Arts & Crafts architectural features, including hardwood parquet flooring and leaded windows in the hallway. The presence of these means that a unique opportunity exists to redevelop the house around these features to create a space that offers an eclectic mixture of sympathetic contemporary styling and exceptional original features.

The Ground Floor is constituted around a main entrance hallway, off of which all of the Ground Floor rooms are accessible. There is a generous reception room to the left and a guest W/C to the right.

The rear is comprised of two separate kitchens and a second reception. An expansive and mature 123ft garden is accessible via the second reception room. Reimagining the Ground Floor arrangement would result in a more pragmatic open-plan layout that better maximised the available square footage.

**£2,699,950 Freehold**

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The First Floor offers four large bedrooms, one of which is en suite. The remaining three bedrooms are serviced by a family bathroom on the right (with a separate W/C). The Second Floor offers two further bedrooms. The property also has a garage/storage space to the right, which is accessed via the driveway. Please note that is unmeasured and not included in the given square footage. Again there would be provision to develop this and incorporate it into the Ground Floor arrangement (STPP).

Situated on a quiet, tree-lined residential road in the heart of Brondesbury Park, the property offers a unique opportunity to acquire a substantial and beautifully designed property moments from Tiverton Green and Queen's Park.

Viewing is highly recommended.



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- A substantial and imposing semi-detached Arts & Crafts property.
- Offers 2995 sq ft of internal living accommodation.
- Comprises 6 bedrooms, 2 bathroom (1 en suite) and 1 guest W/C.
- Significant scope for further development throughout (STPP)
- Retains a number of exceptional original Arts & Crafts architectural features.
- Expansive 123ft south-facing garden.
- Situated in a commanding position on a sought-after residential road.
- Council Tax (Brent G)
- Viewing highly recommended.



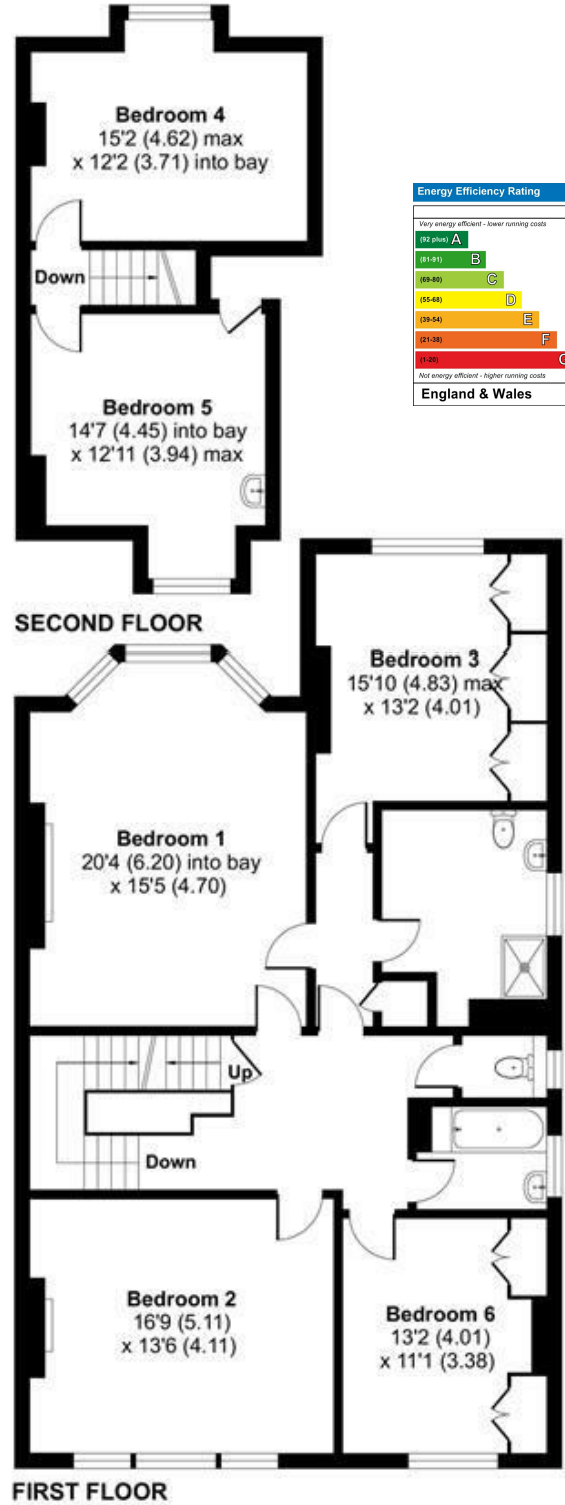
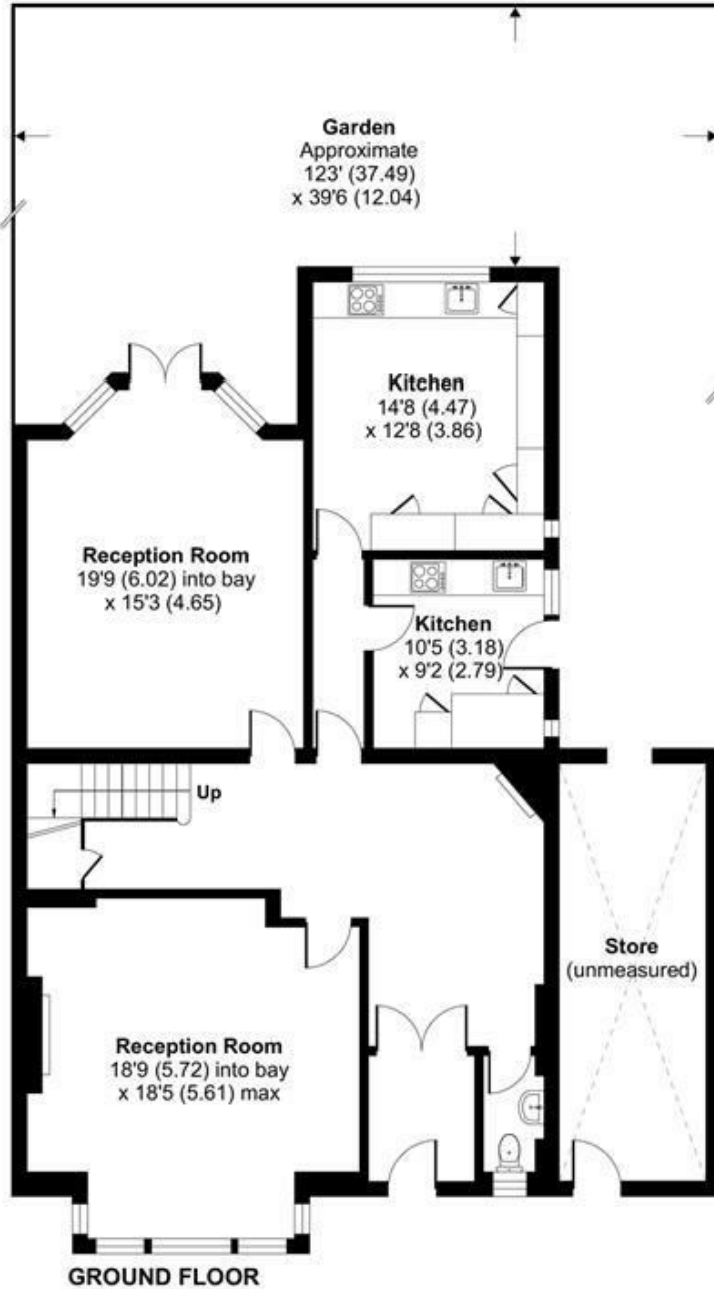
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
			EU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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Camerons Stiff & Co. REF: 891817

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