



Montrose Avenue, Queens Park, NW6

SITUATED IN THE HEART OF QUEENS PARK - lies this beautifully presented four bedroom, centre-terraced post war home, set across 1834 sq ft of internal living space and boasting an abundance of natural light in Queens Park. This family home has been designed with great attention to detail and has the potential to expand (STPP).

The Ground Floor, provides a semi-open plan reception, modern fully fitted kitchen, a formal sitting room, leading to the well-kept garden & patio area. Accommodation on the upper floors, comprise of an impressive roof terrace offering great vista of the garden, four spacious double bedrooms and a family bathroom. Montrose Avenue has quick access to the park itself & Salusbury Road with it's choice of transport links and eateries. Viewing essential.

- Stylish period property spanning, 1834 sq ft
- 4 bedrooms, 2 bathrooms & roof terrace
- Neutral decor & ample storage throughout
- 2 receptions to the front and rear of the property
- Separate kitchen boasting updated appliances
- Well maintained garden with patio area
- Potential expansion (STPP)
- Close to Salusbury Road and Queens Park
- Excellent transport links into Central London
- Viewing highly recommended

£1,499,950 Freehold

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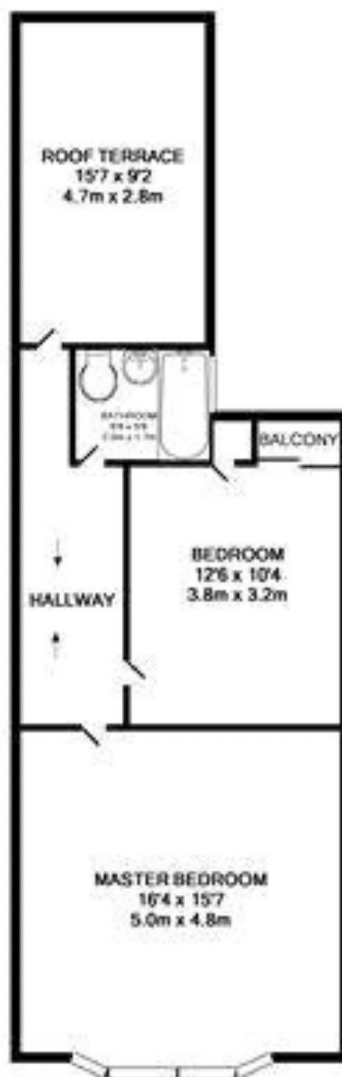
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		57
45-48 F		59
35-44 G		
1-34 Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(69.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1834 SQ.FT. (170.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Merocox G2010

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