



**Montrose Avenue, Queen's Park**

**£2,195,000**

London, NW6

SOMMERVILLE FLURY

# Montrose Avenue, Queen's Park

London, NW6

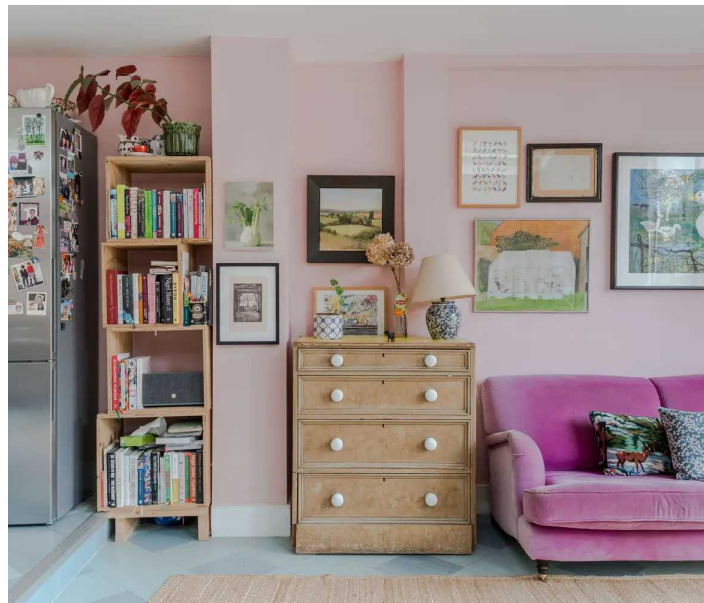
## ***Property Description:***

Located on a quiet tree lined residential street close to the green open spaces of Queen's Park. An exceptional period family home arranged over three floors, with four bedrooms and two bathrooms (one en-suite).

On entering the house on the ground floor, there is an elegant reception room with a bay window, wood flooring and fireplace. Beyond is a fabulous utility room with adequate storage, double sink and separate WC. The rear of the house has been extended to include an open-plan kitchen, dining area and reception space. There are patio doors leading out onto the mature garden.

The first floor consists of three well-proportioned bedrooms, all with period features such as wood flooring and sash windows, and a family bathroom. The second floor includes an incredible bright, and larger than average, principle bedroom with an en-suite bathroom and ample storage.

Tenure: Freehold



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## **Location:**

Montrose Avenue is one of the prime turnings off Salsbury Road in Queens Park. Offering close proximity to the wonderful park, shops, cafes and restaurants.

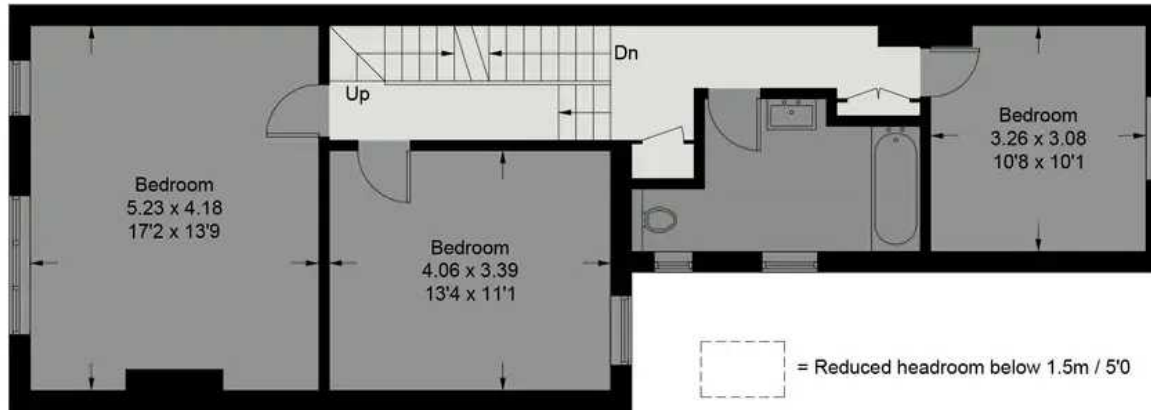
Transport links are at Queen's Park (Bakerloo Line) and Kensal Rise (London Overground) allowing for easy access to Central London, The City and Canary Wharf.





# Montrose Avenue

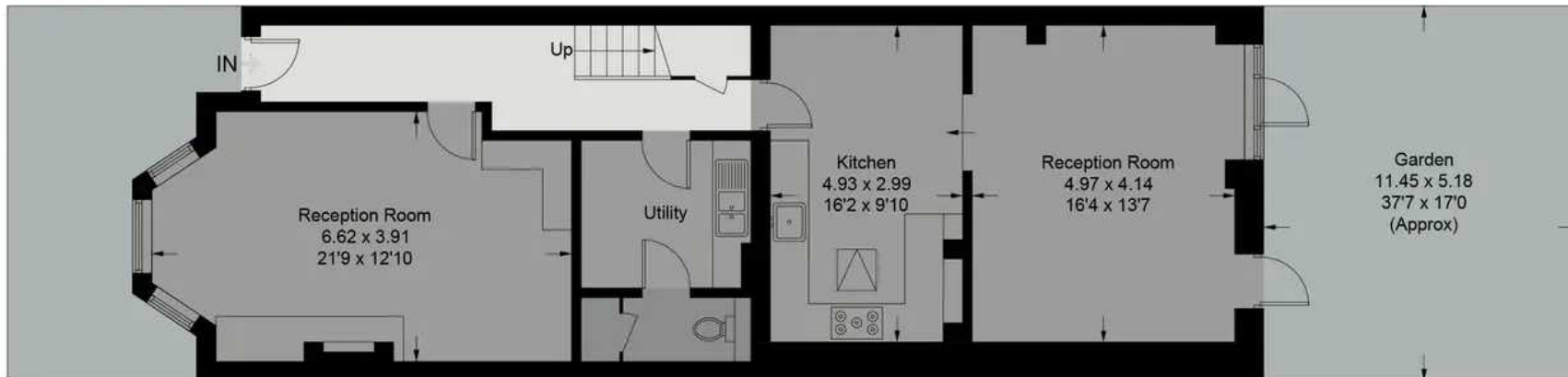
Approximate Gross Internal Area = 193.9 sq m / 2087 sq ft  
(Including Eaves)



First Floor



Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1047438)

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