



RUSSELL SIMPSON

Exceptionally renovated house with
spacious interiors and a south-facing
garden

BROOKSVILLE AVENUE
BRONDESBURY & QUEEN'S PARK NW6

Brooksville Avenue

£2,500,000

BEDROOMS 3	INTERNAL 2,076 SQ FT 192 SQM	OUTDOOR 680 SQ FT	COUNCIL TAX F
BATHROOMS 3		EPC C	TENURE Freehold



The Property

Forth House is a beautifully designed three bedroom family home moments away from Queen's Park

Indoor Spaces

Entering the house on the ground floor, the front hall leads through to the main reception room. This is a generous space, with a bay window at the near end, while the far end communicates with a kitchen. The open-plan kitchen has a central breakfast bar, marble work surfaces on three sides, and a separate dining area. In addition, overhead skylights and south-facing French doors ensure the room is filled with light.





The Bedrooms

On the first floor is a generous principal bedroom with a corridor wardrobe leading to an ensuite bathroom with free-standing bath and two sinks. This floor also contains a second bedroom with a next-door bathroom, while the top floor features a third bedroom, also ensuite, and considerable storage space.





The Design

The property has been newly renovated to an exceptionally high standard, with bespoke units throughout the kitchen and bathrooms. The spacious layout results in well-proportioned rooms, with wooden floors and underfloor heating on ground floor.

img 1

Living Space

img 2

Open Living





Outdoor Spaces

The property includes a south-facing rear garden with lawns, planted flowerbeds and a paved seating area. In addition, a small front garden gives added privacy from the street.

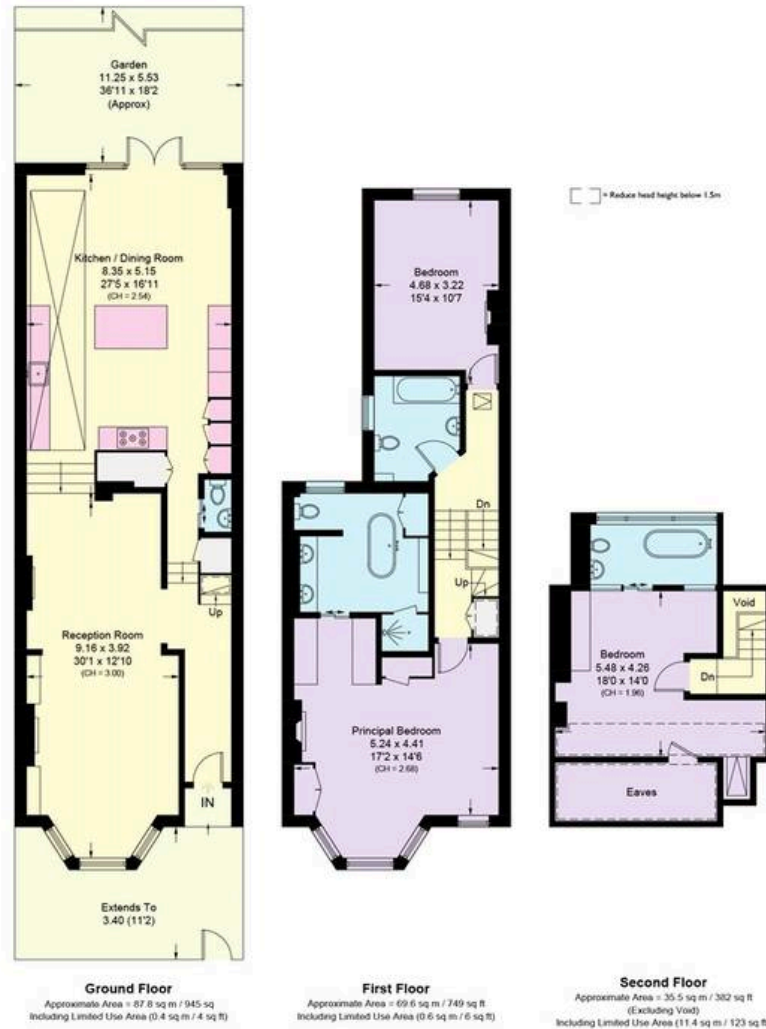


The Neighbourhood

The house is close to Queen's Park underground station and Brondesbury Park overground station. In addition, the open spaces of Queen's Park are a few minutes' walk away, while the restaurants and shops of Salusbury Road are also nearby.

Brooksville Avenue, NW6

Approximate Area = 192.9 sq m / 2076 sq ft (Excluding Void)
Including Limited Use Area (12.4 sq m / 133 sq ft) And Eaves



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**RUSSELL
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