



## Winchester Avenue, NW6



2



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2



954.00 sq

ft



C

As SOLE AGENTS Camerons Stiff are pleased to be able to offer For Sale this newly refurbished and extended Garden Flat - two double bedrooms moments from Salusbury Road.

Offering 954 sq ft of well laid out internal and external accommodation the property comprises of a reception room with views over the garden, polished concrete flooring with underfloor heating and a feature glass light well. The stylish open plan kitchen has granite work surfaces and full range of high end appliances that leads directly onto a private 78 ft rear garden and patio area - ideal for entertaining. Furthermore, planning permission has been granted to build a full-width office / studio at the rear end of the garden.

Light floods through into this apartment by both the feature glass light well, bay windows and skylight in the kitchen. The 16 ft principle bedroom is situated at the rear and includes fitted wardrobes, an en-suite bathroom and a feature glass light well. The second double bedroom benefits from fitted wardrobes and contemporary tiled shower room. Further points worthy of noting are the private door/entrance, underfloor heating in the bathrooms, fitted storage in the hallway which also includes an integrated office space with a desk, plugs, and shelves. This flat is located at the west end of Winchester Avenue with Brondesbury Park (Overground) Station and Queens Park (Bakerloo- Zone 2).

Viewing recommended.

- Newly refurbished property with private garden
- Two double bedrooms with fitted wadrobes
- Council Tax: Brent (C)
- Kitchen/Reception with polished concrete flooring
- Plenty of light, high ceilings and underfloor heating
- Leasehold-Share of Freehold

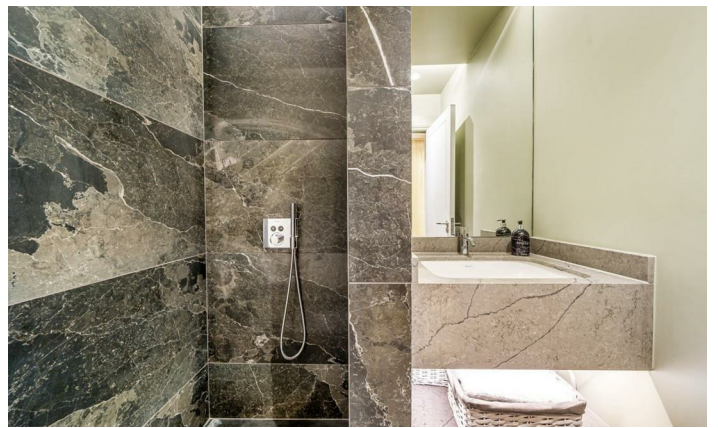
## £900,000 Leasehold - Share of Freehold

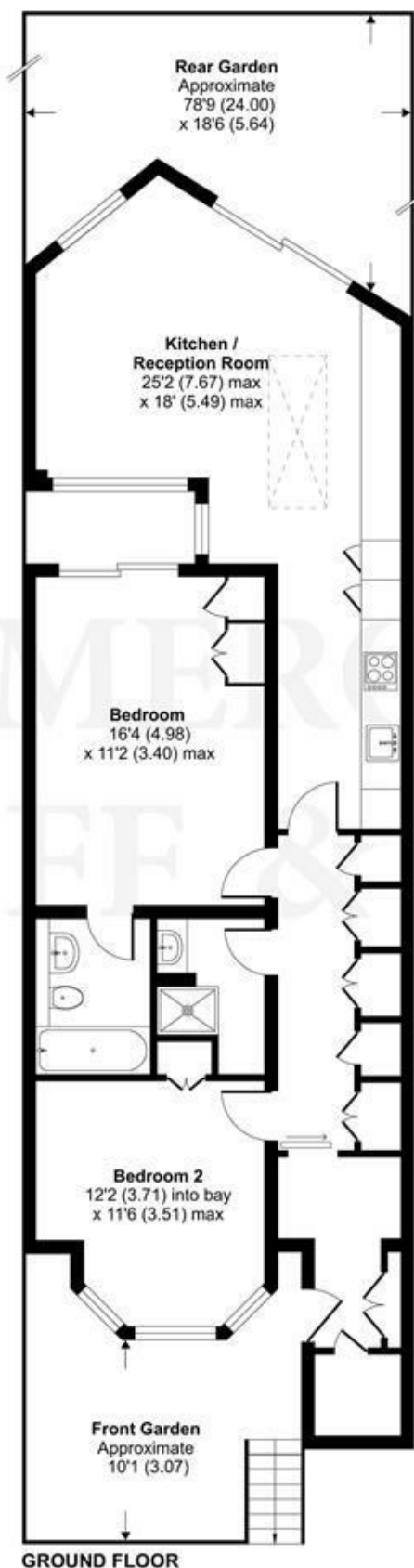
# CAMERONS STIFF & Co.

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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>	73	79
(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		
England & Wales		
EU Directive 2002/91/EC		



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Camerons Stiff & Co. REF: 965807

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