

# INIGO



## *Brondesbury Road*

LONDON NW6

SOLD

This beautiful three-bedroom maisonette is located on Brondesbury Road, close to the green spaces of Queens Park and the enclave of independent shops on Salusbury Road. Bookended by its own front and back gardens, the light-filled apartment is incredibly private and enjoys verdant views from every window. It has recently undergone a thoughtful renovation, celebrating its abundant period features whilst incorporating new elements such as a contemporary kitchen. The apartment reaches a crescendo in its voluminous main living space, where incredibly high ceilings allow the tall, curved, orangery-style windows to take centre stage.

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### *Setting the Scene*

This apartment occupies the bottom two floors of a handsome Victorian house and has its own front door to the side of the building. It has gone through many iterations over the years; the previous owner added the arched windows that open into the garden and raised the ceiling to create a wonderful, bright space. She also focussed her attentions on the rear walled garden, a legacy which the current owners have continued, which has resulted in a garden filled with mature trees – fig, cherry and willow – and an array of flowers and bamboo.

### *The Grand Tour*

Entry is from the side passage, through a new front door and into the generous hallway. Immediately in front is the blue-painted deVOL kitchen, with wooden floors and wooden and quartz worktops. A large fireplace with a marble surround from Lassco is located to one side. The large bay window frames views over the stepped front garden, which provides a buffer from the street above and is beautifully planted with an array of shrubs and plants.



The hallway opens into a useful utility space, also furnished with deVOL cabinetry and a secondary butler sink. Crittall windows overlook the front garden, while a glazed doorway opens directly onto the patio.

At the rear of the apartment is the living space, a remarkable room with staggeringly large windows. The central French doors open onto a paved area and garden, allowing the outdoors in and creating a harmonious dialogue between indoor and out. There is a marble fireplace surround, also from Lassco, which houses a wood-burning stove that warms the room. New open shelving and cabinetry have been installed in each alcove, while intricate cornicing has been reintroduced to the ceiling. There is also a guest WC on this floor.

A staircase ascends to the first floor where there are three double bedrooms. The south-east facing main bedroom lies to the front of the apartment, so is bathed in light each morning. The current owners have installed an en suite shower room with marble tiles and bespoke cabinetry. To the rear of the apartment are two more bedrooms, each with tall sash windows that overlook the garden. There is a shared family bathroom on this floor, where smart marble tiles clad the wall behind the bath.

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### *The Great Outdoors*

The gardens – including the 60 ft garden to the rear – are wonderfully private spaces and create beautiful views from within the house.

Brondesbury Road is near an array of larger green spaces such as Queens Park, home to a children's petting zoo, tennis courts and a bandstand. Paddington Recreation Ground is also close by, with a running track where Roger Bannister trained (renowned for his 4-minute mile), tennis courts, a nature trail and a children's play area.

### *Out and About*

Brondesbury Road is excellently located close to an array of public transport as well as restaurants and independent shops. The nearby Lonsdale Road is a quiet and largely car-free street lined with cafes and restaurants as well as plenty of outdoor eateries including bakery Bread Ahead, restaurant and coffee roasters Milk Beach and brewery/bar Wolfpack. Salusbury Road has plenty more shops, supermarkets and cafes, including Provenance (a butcher), Planet Organic and both The Salusbury Wine Shop and The Salusbury Deli. There is also a farmer's market in the school there.

The apartment is equidistant between Queens Park and Kilburn High Road (Overground services to Euston Station), and a short walk from Kilburn Park (Bakerloo Line).

Tenure: Share of Freehold

Lease Length: approx. 951 years remaining

Service Charge: approx. £1,000 pa

Ground Rent: approx. £12.50 pa



# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.