



SARRE ROAD

LONDON, NW2



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A beautifully presented 4 bedroom semi-detached Victorian family house, located on this quiet residential road. This wonderful property has been totally refurbished throughout by the current owners and offers bright, well-proportioned accommodation predominantly over 3 floors (with mezzanines).

The ground floors boast a welcoming entrance hall leading through to a stunning 30' x 15' dual aspect double reception room with two working fireplaces, a 25' bespoke fully fitted kitchen/ breakfast room with sliding doors that open out onto a large dining terrace, utility room and extensive storage areas.

A guest suite with a 3.75m vaulted ceiling and en suite shower room, two double bedrooms, a family bathroom and guest cloakroom are on the first floor, whilst a room that is currently used as the principal bedroom covers the top floor with a shower room and the most spectacular sunset views out over the roof tops and adjoining open space West towards Wembley Stadium from floor to ceiling casement doors that open onto a Juliet balcony.

The house benefits from having a generous patio and lovely garden which has a Detached Studio/Summer House with electricity, heating and full connectivity with an adjoining garden storage area.







Ground Floor



First Floor



Second Floor

APPROXIMATE GROSS INTERNAL AREA
INCLUDING SUMMER HOUSE, UNDER 1.5M
RESTRICTED HEIGHT AND EAVES
247 SQ M (2,661 SQ FT)

EXCLUDING SUMMER HOUSE, UNDER 1.5M
RESTRICTED HEIGHT AND EAVES
(204 SQ M / 2,194 SQ FT)



ACCOMMODATION & AMENITIES

ENTRANCE HALL : DOUBLE DRAWING ROOM
KITCHEN/BREAKFAST/DINING ROOM : UTILITY
ROOM : CLOAKROOM : PRINCIPAL BEDROOM
WITH A JULIET BALCONY AND EXCEPTIONAL
VIEWS : SHOWER ROOM : GUEST SUITE WITH
A VAULTED CEILING AND EN-SUITE SHOWER
ROOM : TWO FURTHER BEDROOMS : FAMILY
BATHROOM : GENEROUS PATIO AREA AND
GARDEN : DETACHED SUMMER HOUSE/STUDIO
EXTENSIVE STORAGE : RESIDENTS PARKING.

PRICE ON APPLICATION
SUBJECT TO CONTRACT
FREEHOLD



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RESIDENTIAL SALES & ACQUISITIONS

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