





SARRE ROAD

LONDON, NW2

A beautifully presented 4 bedroom semidetached 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' duel 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.









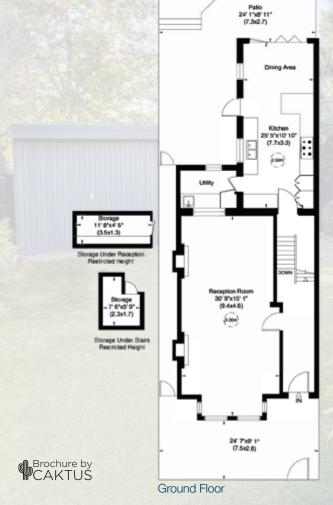






APPROXIMATE GROSS INTERNAL AREA INCLUDING SUMMER HOUSE, UNDER 1.5M RESTRICTED HEIGHT AND EAVES 247 SQ M (2,661 SQ FT)

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



Summer House 13' 8"x10' 11"

 (4.2×3.3)

Garden 45' 3"x24" 1"

(13.8x7.3)





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



RESIDENTIAL SALES & ACQUISITIONS

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