



Dundonald Road,

Queens Park, London

£2,400,000

RIGBY & MARCHANT

Dundonald Road

Queens Park, London

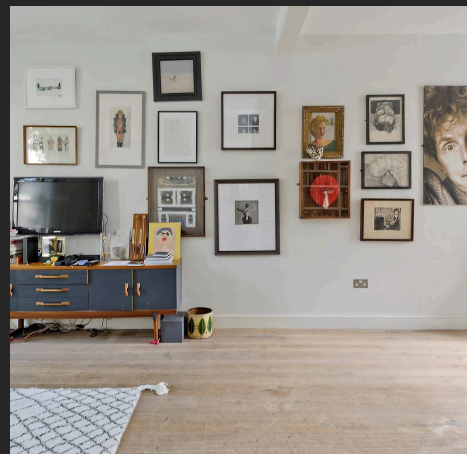
This five-bedroom house already makes a great family home, but there's also clear potential to take it to the next level. Set on a peaceful street in a well-loved neighbourhood, it's generous in size, filled with natural light, and has a 75-foot south-west facing garden that really sets it apart.

The ground floor has a lovely flow, with a wide hallway, double reception and a bright, open kitchen and dining space that connects beautifully to the garden. Upstairs, five bedrooms offer flexibility for growing families, guests or working from home. There are 4 bathrooms and also a studio with kitchen facilities that can be easily converted into a 6th bedroom.

Many homes on the street have extended to the rear or side, and this one offers the same opportunity (subject to planning). Dropping the floors at the back could create even greater volume and light, a feature that has transformed similar homes nearby.

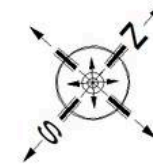
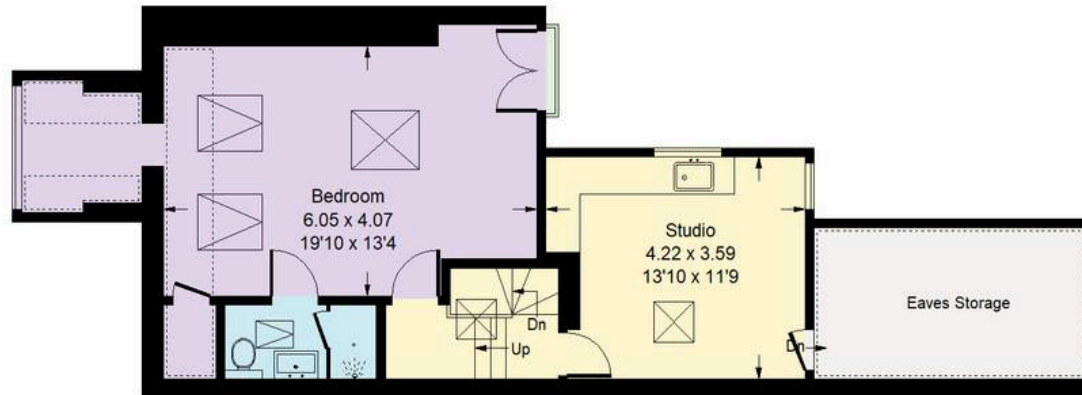
That said, the house already works well as it stands. It's comfortable, full of character, and ready to move into, with the exciting option to improve over time.

Dundonald Road is one of the most popular streets in Queens Park situated close to Queen's Park itself. Tiverton Green which is popular with dog walkers and has a children's cycling area and outdoor gym is also close by. Queen's Park has become extremely popular with young families with a number of junior schools including Malorees Junior School, Salusbury Primary School and The Ark Franklin Primary School. There is also a huge array of independent shops, pubs and restaurants along both Chamberlayne and Salusbury Roads. The property is within walking distance to Queens Park underground (Bakerloo line), Kensal Rise (overground station) and a large selection of independent shops, pubs and restaurants along both Chamberlayne and Salusbury Roads. The property is within walking distance to Queens Park underground (Bakerloo line), Kensal Rise (overground station) and a large selection of independent shops, pubs and restaurants along both Chamberlayne and Salusbury Roads.

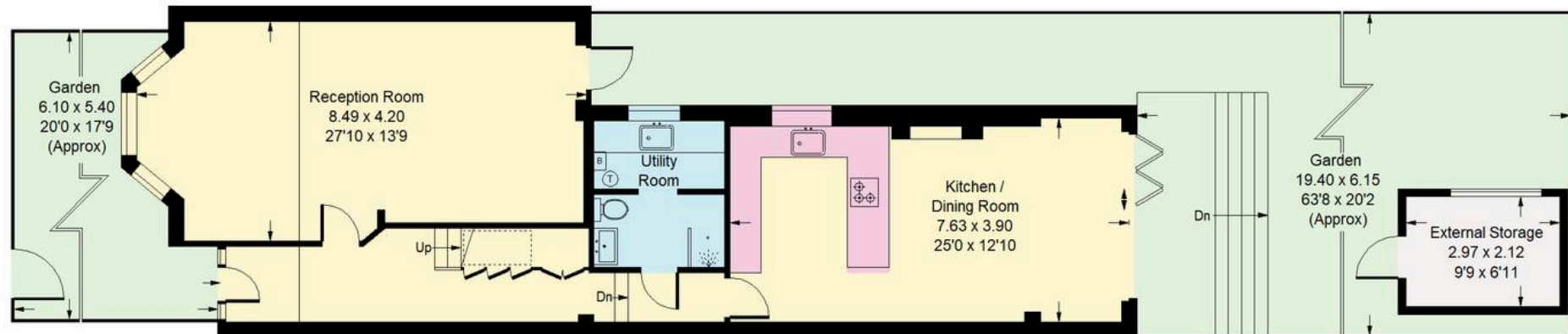
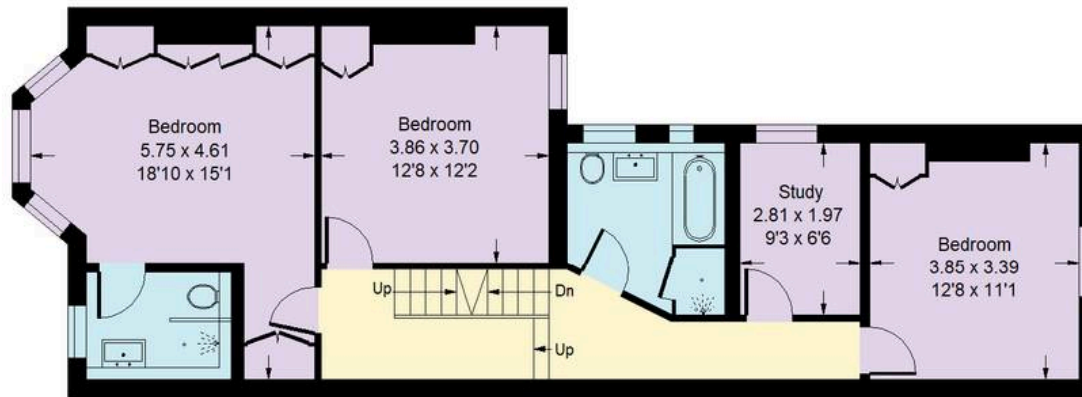


Dundonald Road, NW10

Approx. Gross Internal Area = 216.1 sq m / 2315 sq ft
 Eaves Storage = 10.9 sq m / 128 sq ft
 External Storage = 6.2 sq m / 67 sq ft
 Total = 233.2 sq m / 2510 sq ft



= Reduced headroom below 1.5 m / 5'0



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



Rigby & Marchant

115 Westbourne Studios 242 Acklam Road, London - W10 5JJ

020 7221 7210

sales@rigbyandmarchant.co.uk

www.rigbyandmarchant.co.uk/

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