



# RIGBY & MARCHANT

“Discover this exceptional five-bedroom Edwardian home, thoughtfully redesigned and extended. Seamlessly blending timeless period elegance with contemporary finishes, exuding sophistication, practicality, and modern convenience in Queens Park, NW10.”



Hanover Road, Queens Park - NW10  
£2,200,000



RIGBY &  
MERCHANT



Arranged over three well-proportioned floors, this property highlights meticulous attention to detail, boasting light parquet flooring, high ceilings, and an abundance of original character. Modern smart home features include underfloor heating on the ground floor, Wi-Fi-enabled radiators throughout the upper levels, and remote-controlled wireless locks, ensuring enhanced comfort and convenience.

The ground floor features a welcoming entrance hall with ample built-in storage, a guest WC, and an impressive bespoke bar. The elegant front reception room features high ceilings, a charming bay window with stained glass, and an original fireplace. To the rear, a stunning open-plan kitchen, dining, and living space opens onto a landscaped garden through striking sliding doors. A spacious driveway completes the exterior.

The first floor hosts three generous double bedrooms, a luxurious principal suite with a walk-through wardrobe, stained glass accents, and a stylish en suite. A utility cupboard offers convenient laundry storage. The light-filled top floor includes two additional double bedrooms, extensive eaves storage, and a separate shower room.







Set back from Hanover Road, the home enjoys a prime location just a short stroll from vibrant Chamberlayne Road, known for its boutique shops, independent cafes like Parlour, and cultural spots such as The Lexi Cinema.

Transport links are exceptional, with Brondesbury Park and Kensal Rise Overground stations, plus Willesden Green Underground station (Jubilee line), all within easy reach. Convenient bus routes provide direct access to central London. The area is renowned for its family-friendly environment, outstanding schools, and a range of sports and recreational facilities, making this home a perfect blend of style, comfort, and community living.

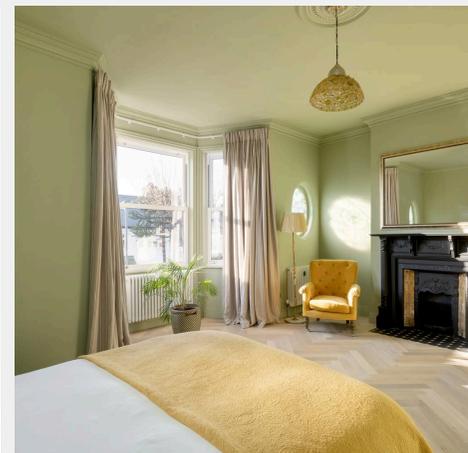
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

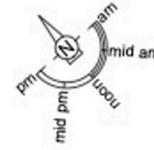
EPC Environmental Impact Rating: D

- Over 2500 Sq Ft
- 5 Bedrooms
- Landscaped Garden
- Interior Designed
- Principle Suite with walk-in wardrobe



# Hanover Road, NW10

Approximate Area = 2513 sq ft / 233.5 sq m  
Including Limited Use Area (229 sq ft / 21.3 sq m) and Eaves



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1150218)



## Rigby & Marchant

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