

RIGBY & MERCHANT

An exceptional four bedroom Victorian house in Queen's Park NW6, completely rebuilt and beautifully reimagined in recent years.





Carlisle Road, Queens Park - NW6 6TL

£2,600,000



RIGBY &
MARCHANT



A back to brick renovation completed in 2021 included a new roof, windows, plumbing, wiring, insulation and internal walls. The result combines the character and proportions of the original house with the comfort and efficiency of an entirely modern home.

The ground floor is arranged around two contrasting living spaces. At the front, the elegant reception room retains its bay window, decorative plasterwork and working Chesneys fireplace. Beyond is an impressive kitchen and dining room extending over 27 feet and filled with natural light from extensive roof glazing and full width doors onto the garden.

The bespoke QPK kitchen is beautifully detailed with marble surfaces, a Lacanche range cooker, Miele appliances and Quooker tap. A generous island provides informal seating, while a fully fitted walk in pantry keeps the working elements neatly concealed. Solid timber herringbone flooring runs throughout the ground floor, with a separate utility and boot room adding further practicality.

Upstairs, the principal bedroom includes extensive bespoke joinery and a private shower room. A dressing room provides flexibility as a fourth bedroom, alongside a further double bedroom and a beautifully finished family bathroom with Studio Ham vanity, Samuel Heath fittings and marble detailing. The top floor provides another generous bedroom with its own shower room and useful eaves storage.

Considerable attention has been given to the details throughout, from bespoke joinery and carefully chosen wallpapers to remote controlled rooflights and blinds. Underfloor heating serves almost the entire house, complemented by air conditioning in the kitchen and principal bedrooms. Integrated Sonos, CCTV, an alarm system and app controlled heating and cooling provide discreet modern convenience.







The landscaped rear garden feels private and established, with built in seating, garden storage, lighting and outdoor speakers. A mains gas barbecue and firepit make it particularly well suited to entertaining. At the front, York stone, Victorian tiling, London stock brick walls and bespoke bike and bin storage create an equally considered arrival.

Carlisle Road is a peaceful residential street in the heart of Queen's Park, moments from the independent shops, cafés and restaurants of Salusbury Road and close to the open space of Queen's Park itself. Queen's Park station provides Bakerloo line and London Overground services, while the area is particularly popular with families for its excellent selection of schools.

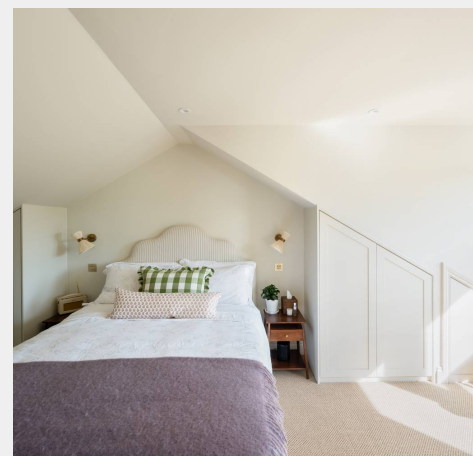
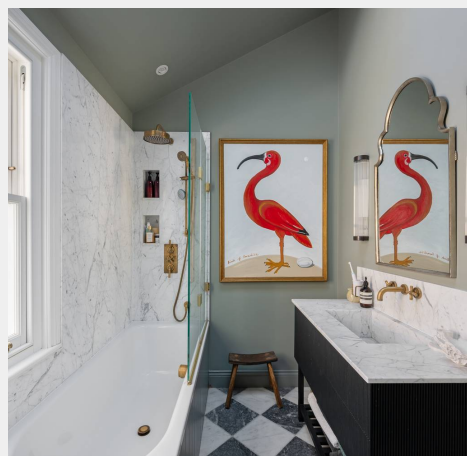
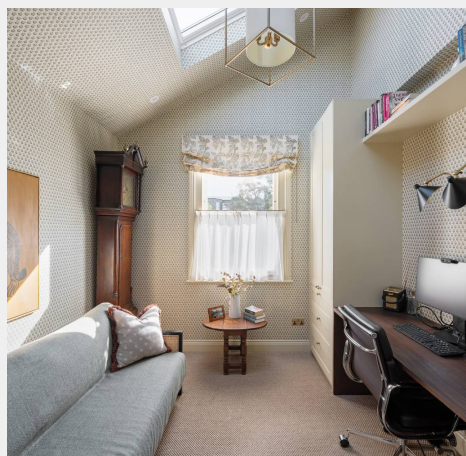
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Recently renovated
- Landscaped garden with outdoor kitchen
- Excellent Queen's Park location
- Underfloor heating and air conditioning



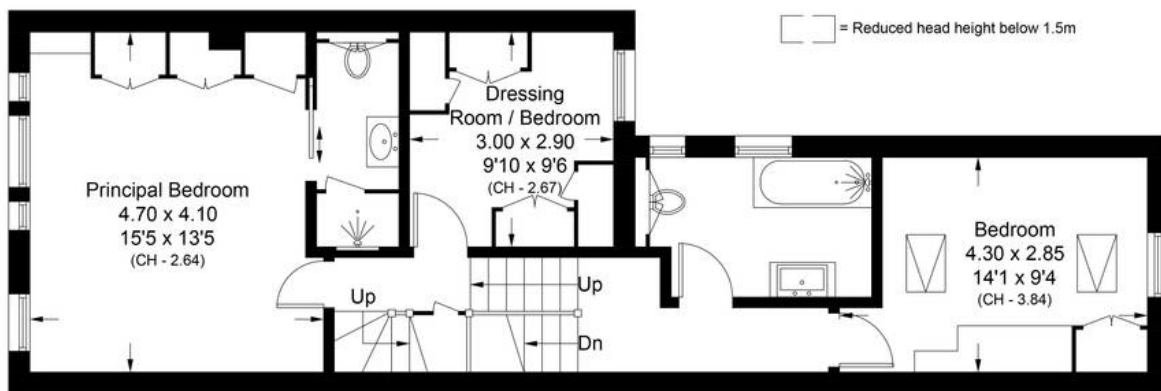
Carlisle Road, NW6

Approximate Area = 183.4 sq m / 1974 sq ft

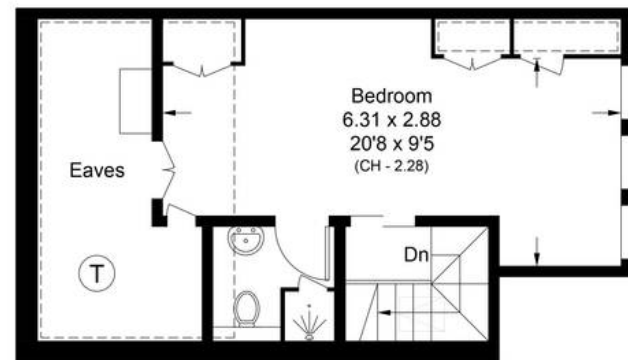
Garden Storage = 3.2 sq m / 34 sq ft

Total = 186.6 sq m / 2008 sq ft

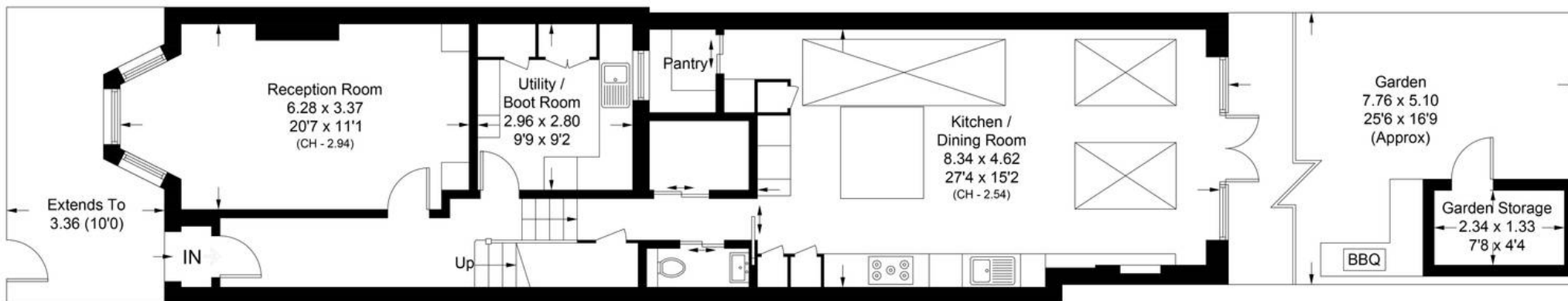
Including Limited Use Area / Eaves (13.5 sq m / 145 sq ft)



First Floor

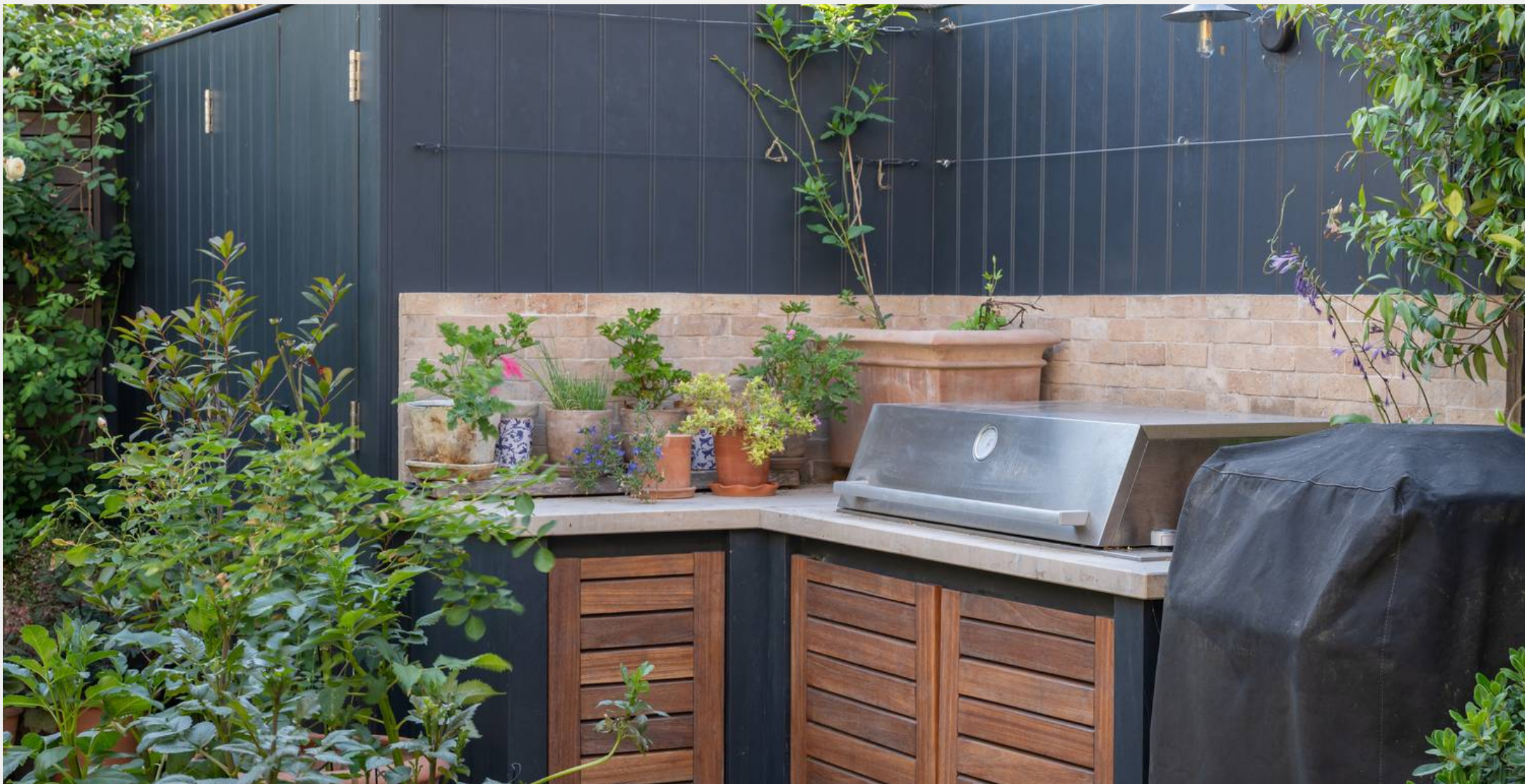


Second Floor



Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.



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