

# DUNDONALD ROAD - NW10



Guide Price £2,695,000

DUNDONALD ROAD - NW10

Nestled amongst the Victorian & Edwardian terraced houses of Queens Park, sits a notable exception. A newly constructed family home.



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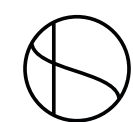


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DUNDONALD ROAD - NW10

MEDIA ROOM



## DUNDONALD ROAD - NW10



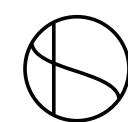
Queens Park has evolved into one of London's most sought after family neighbourhoods. A balance of urban convenience, over thirty acres of green space, stylish cafés, wait list worthy restaurants and independent food & wine stores.

Nestled amongst the Victorian & Edwardian terraced houses sits a notable exception. Dundonald Road, a newly constructed family home, conceived by COEUS Design Studio and completed in 2022.

Designed externally to co-exist with the prevailing architectural style, with interiors inspired by modern living, the house's communal areas combine a seamless flow of family accommodation, with quieter, more adult spaces.

A private office and a media room both open to a courtyard garden, one of two outside spaces.

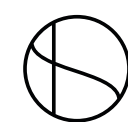
With air conditioning to the principal rooms, underfloor heating and a full security system, Dundonald Road has it all, including green credentials - it's the most energy efficient house on the street.



DUNDONALD ROAD - NW10



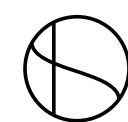
KITCHEN



DUNDONALD ROAD - NW10



PRINCIPAL BEDROOM SUITE



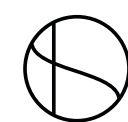
DUNDONALD ROAD - NW10



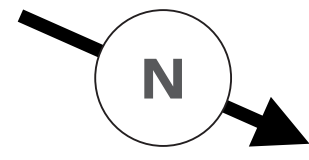
GARDEN



TERRACE



DUNDONALD ROAD - NW10



## Accommodation

- Principal bedroom with en-suite shower room
- Bedroom 2 with adjacent bathroom
- Bedrooms 3 | Family bathroom
- Bespoke 'Higham Furniture' Kitchen
- Reception/ Dining room
- Reception 2/ Media Room
- Playroom
- Office
- Utility room
- Guest WC

## Amenities

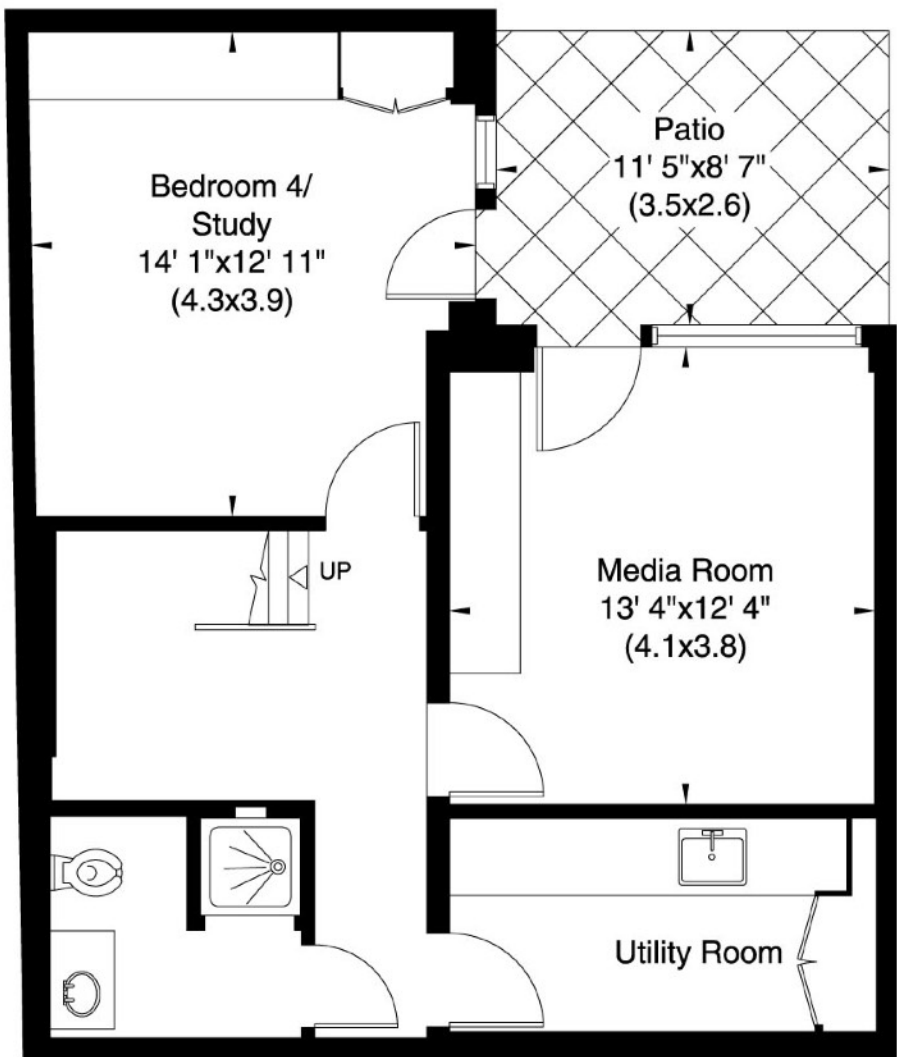
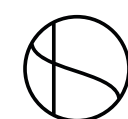
- Private garden
- Courtyard
- Under floor heating
- Air-conditioning
- Kingsbrook Joinery fitted furniture
- Integrated Sonos sound system
- x4 external security cameras
- Alarm system
- Residents permit parking

Approx Gross Internal Area

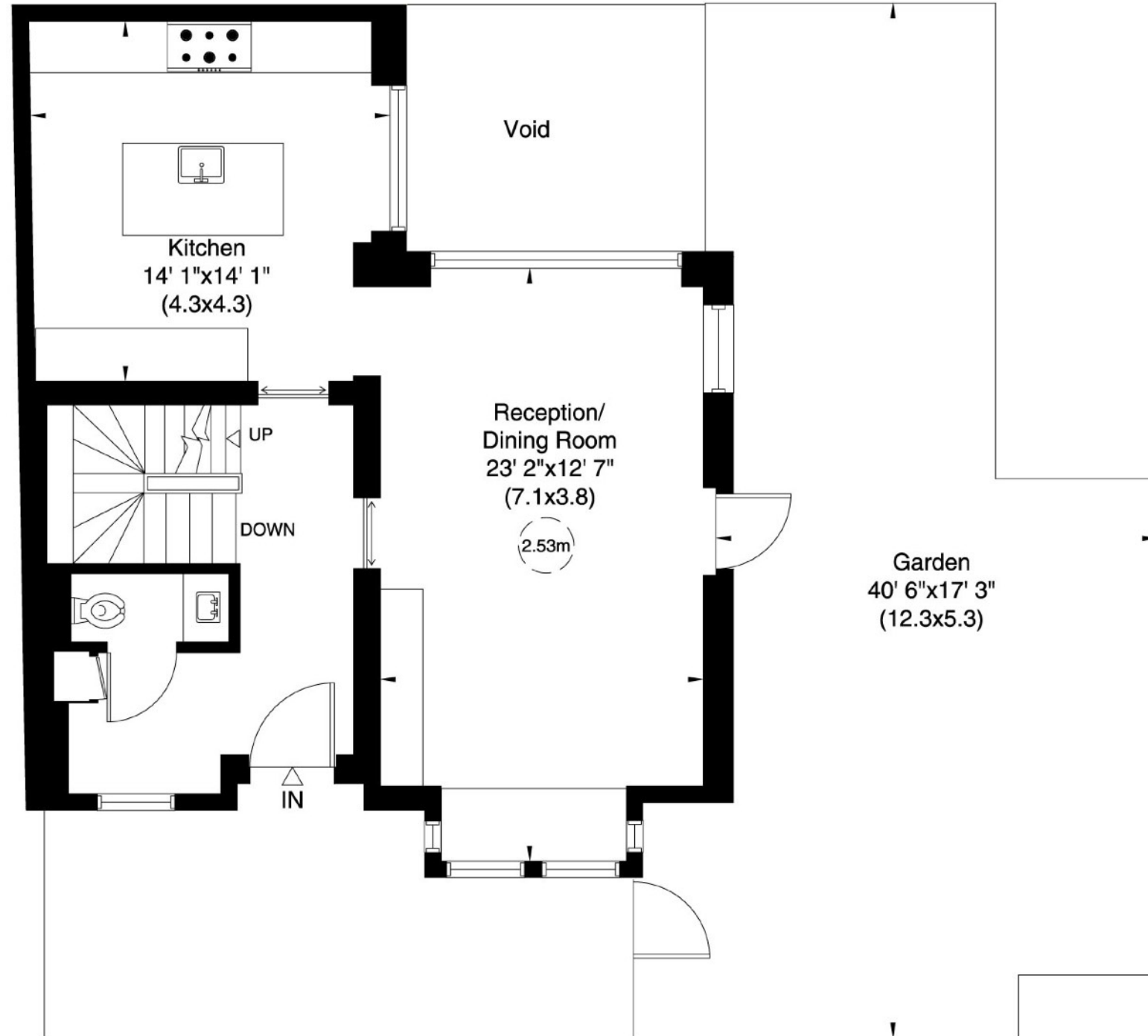
**2,307 Sq Ft** (214 Sq M) Including under eaves + under 1.5m

**2,102 Sq Ft** (195 Sq M) Excluding under eaves + under 1.5m

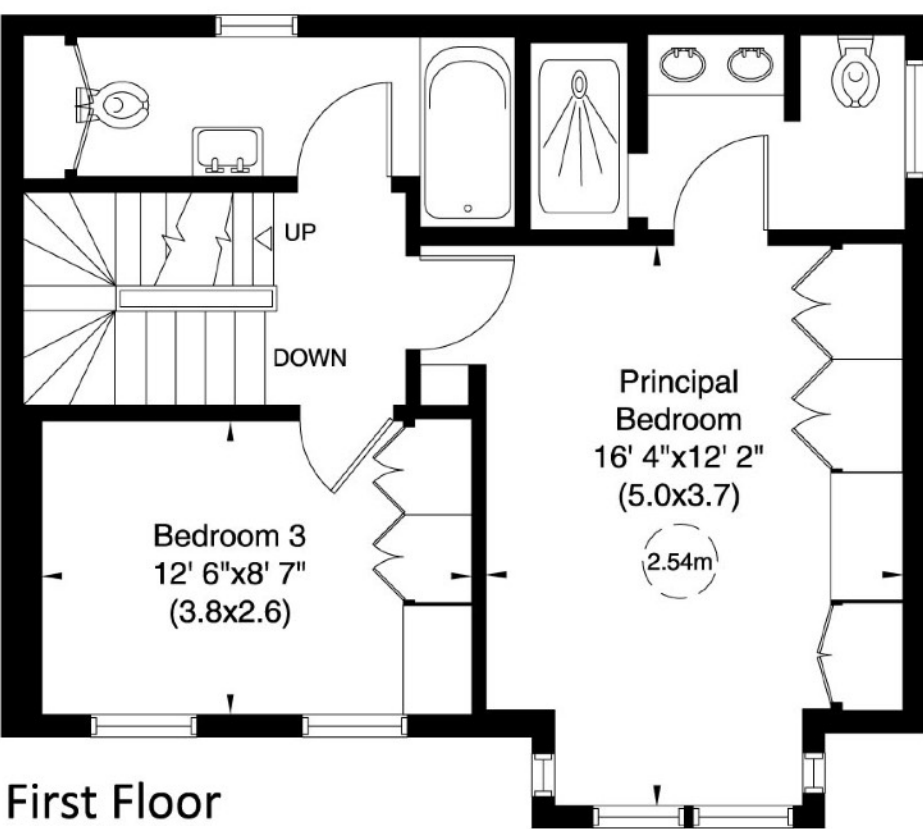
Plan for illustration purposes only. Not to scale.



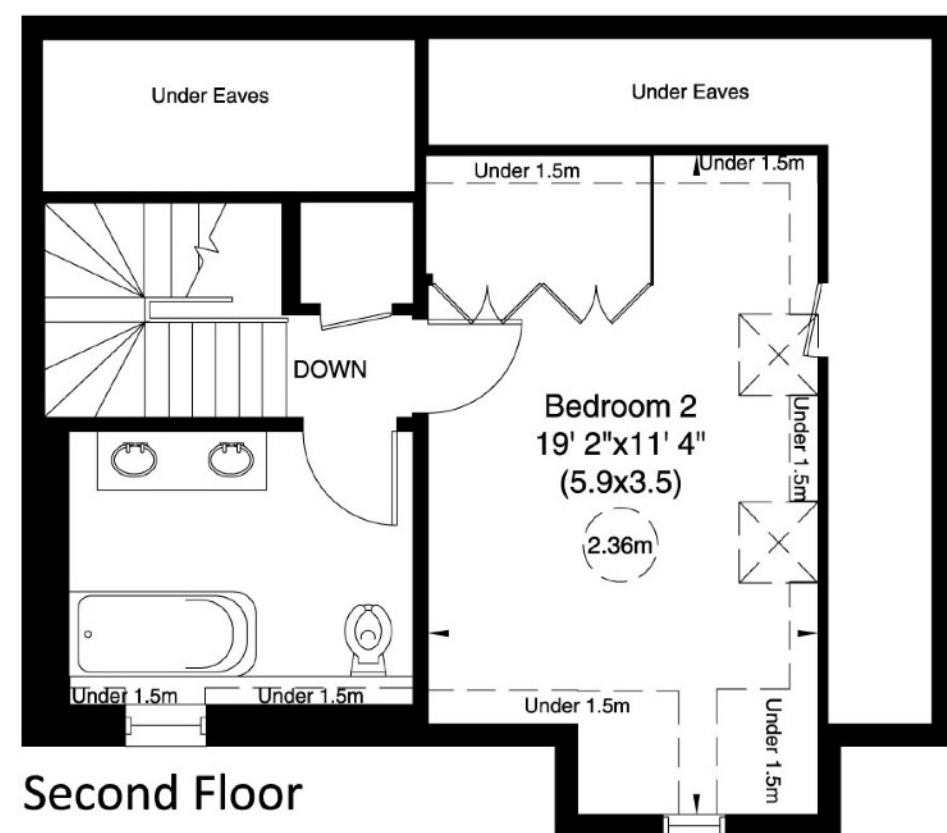
Lower Ground Floor



Ground Floor



First Floor

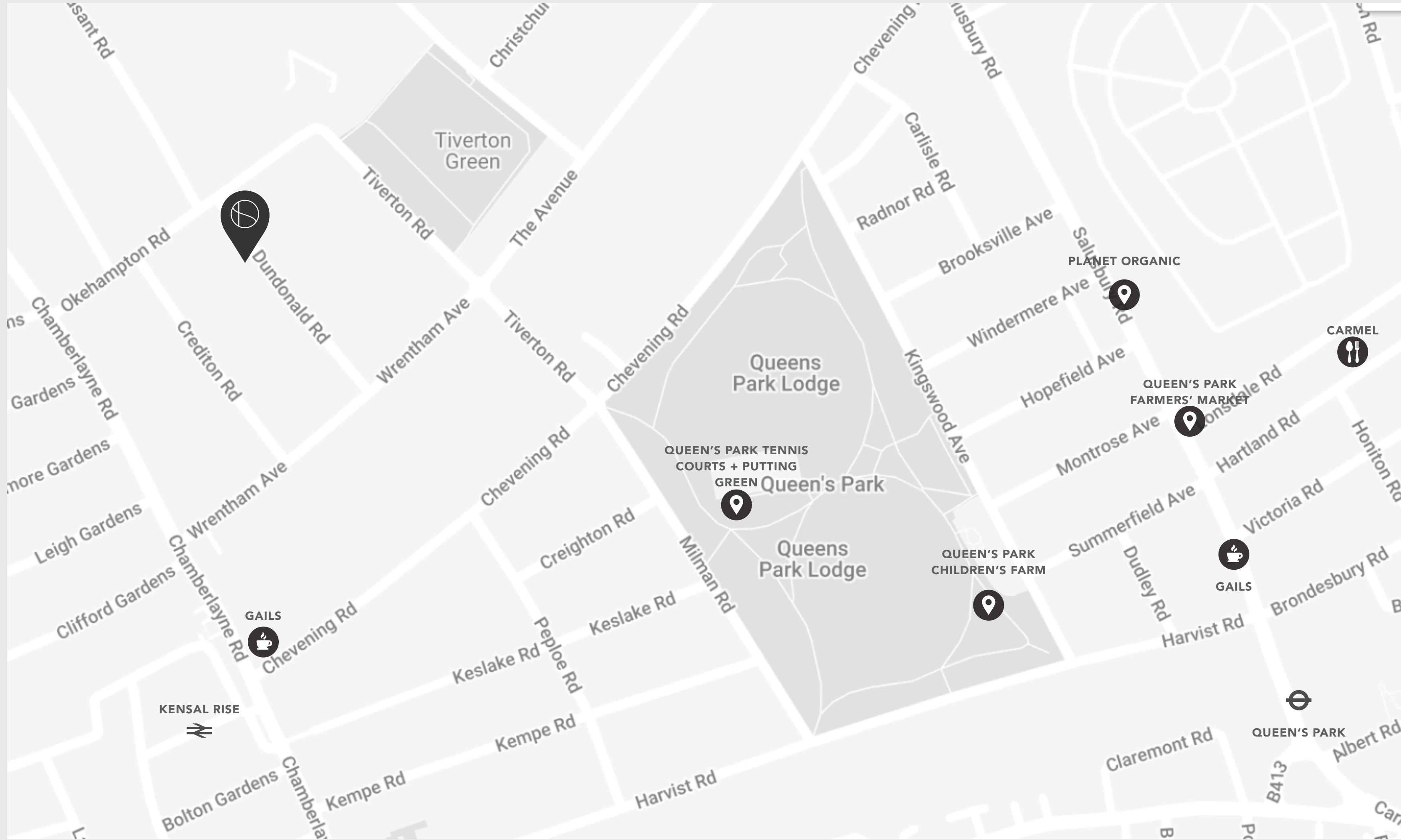


Second Floor



# DUNDONALD ROAD - NW10

## Local Area



## Terms

- **Tenure:** Freehold
- **Council Tax band:** G

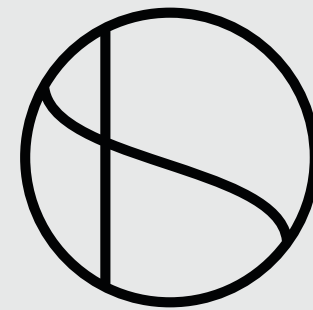
## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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