

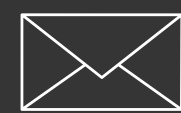
DUNDONALD ROAD - NW10



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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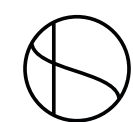


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DUNDONALD ROAD - NW10

MEDIA ROOM



DUNDONALD ROAD - NW10



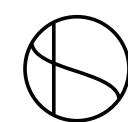
Queens Park has evolved into one of London's most sought after family neighbourhoods. A balance of urban convenience, over thirty acres of green space, stylish cafés, wait list worthy restaurants and independent food & wine stores.

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.

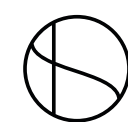
With air conditioning to the principal rooms, underfloor heating and a full security system, Dundonald Road has it all, including green credentials - it's the most energy efficient house on the street.



DUNDONALD ROAD - NW10



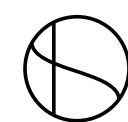
KITCHEN



DUNDONALD ROAD - NW10



PRINCIPAL BEDROOM SUITE



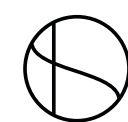
DUNDONALD ROAD - NW10



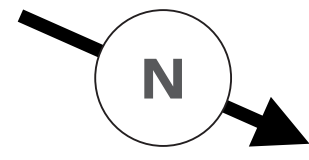
GARDEN



TERRACE



DUNDONALD ROAD - NW10



Accommodation

- Principal bedroom with en-suite shower room
- Bedroom 2 with adjacent bathroom
- Bedrooms 3
- Bedroom 4/ Study
- Family bathroom
- Shower room
- Bespoke 'Higham Furniture' Kitchen
- Reception/ Dining room
- Reception 2/ Media Room
- Playroom

Amenities

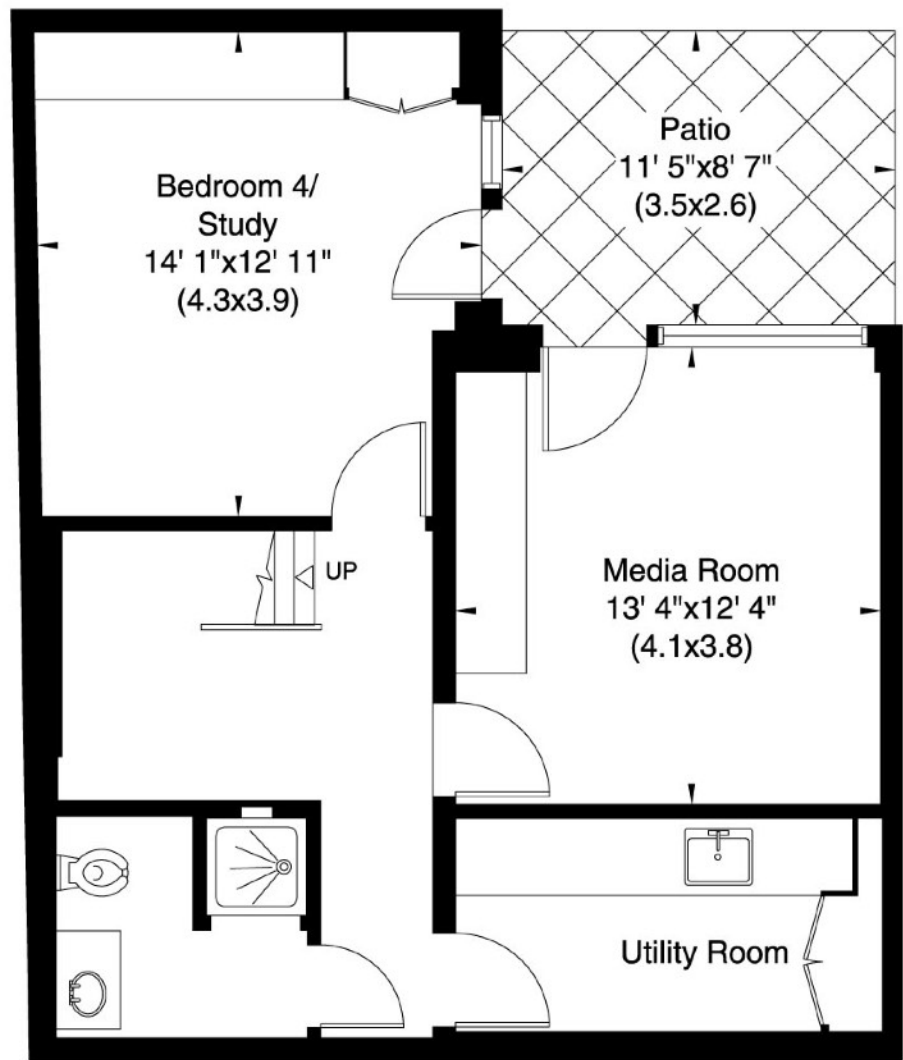
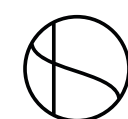
- Private garden
- Courtyard
- Under floor heating
- Air-conditioning
- Kingsbrook Joinery fitted furniture
- Integrated Sonos sound system
- x4 external security cameras
- Alarm system
- Residents permit parking

Approx Gross Internal Area

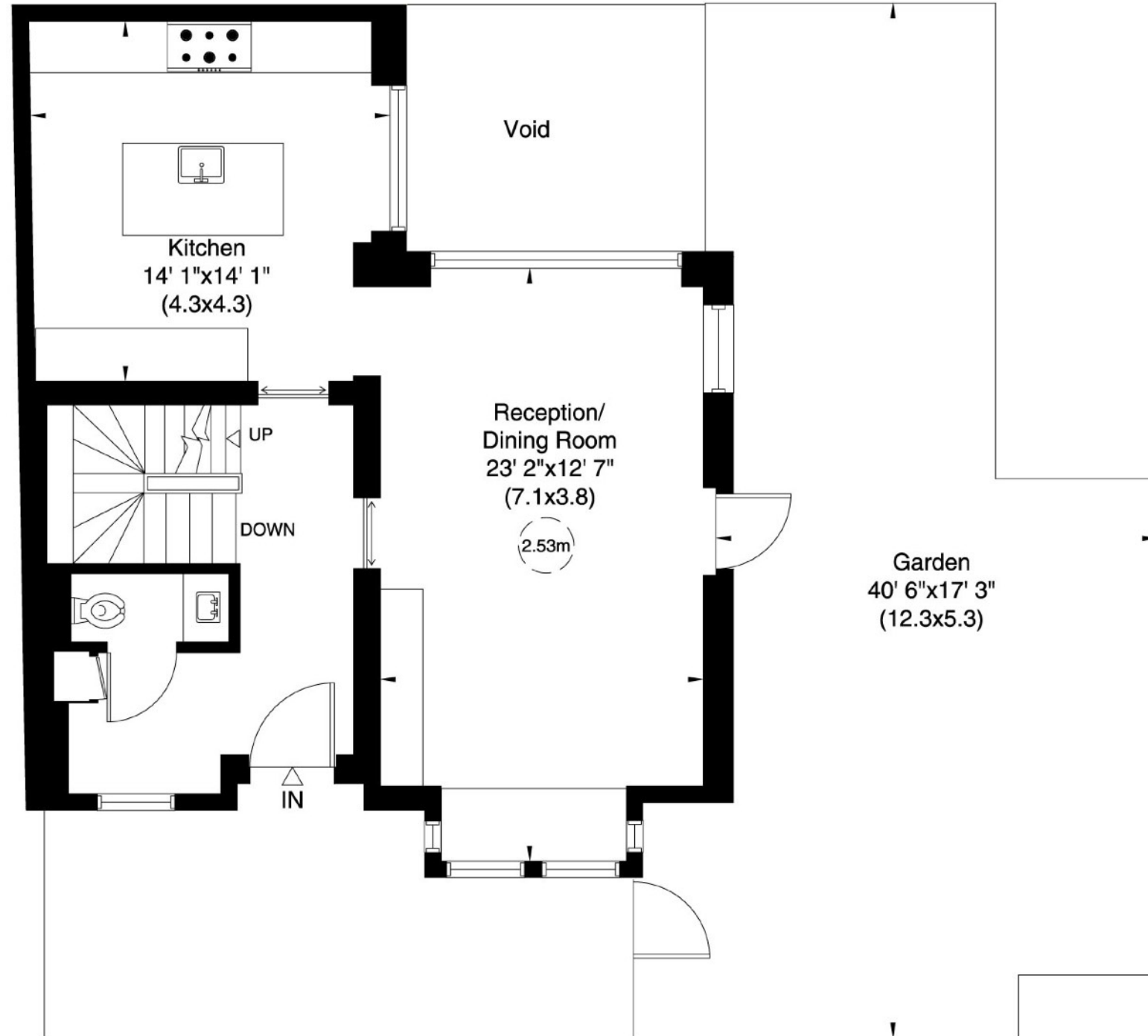
2,307 Sq Ft (214 Sq M) Including under eaves + under 1.5m

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

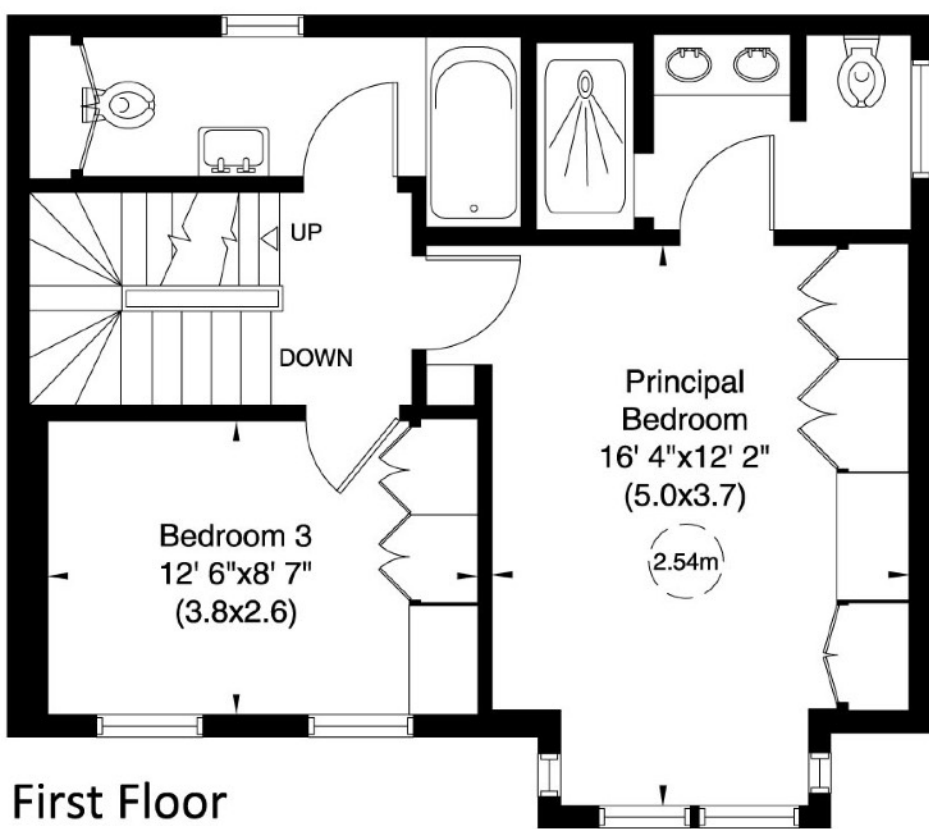
Plan for illustration purposes only. Not to scale.



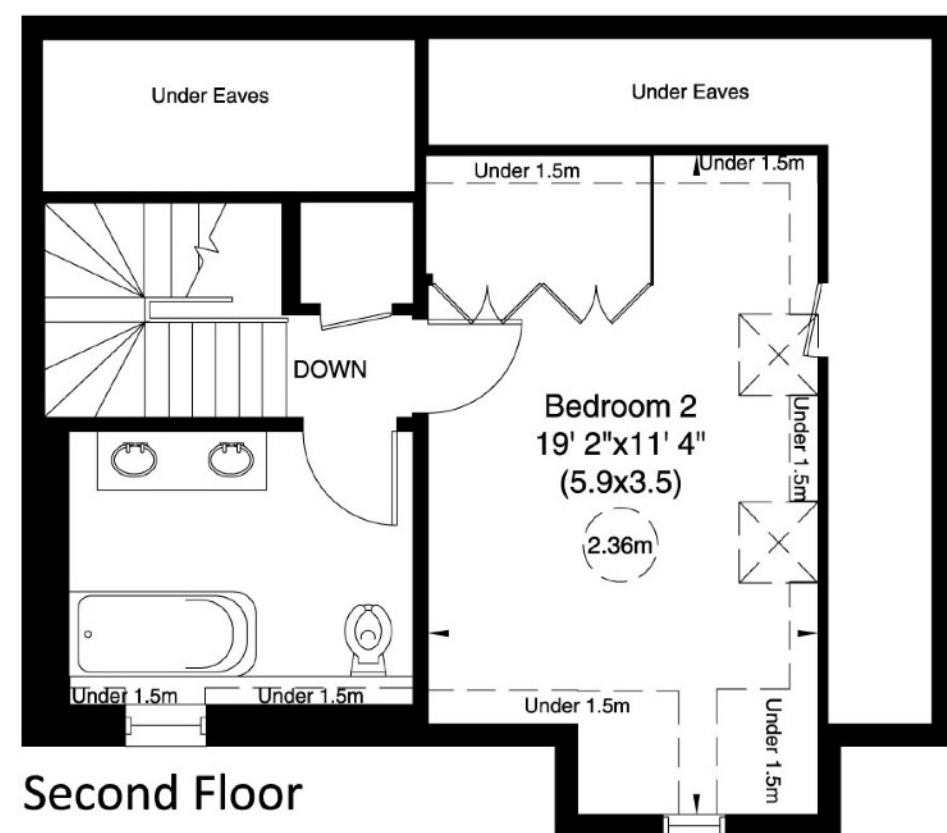
Lower Ground Floor



Ground Floor



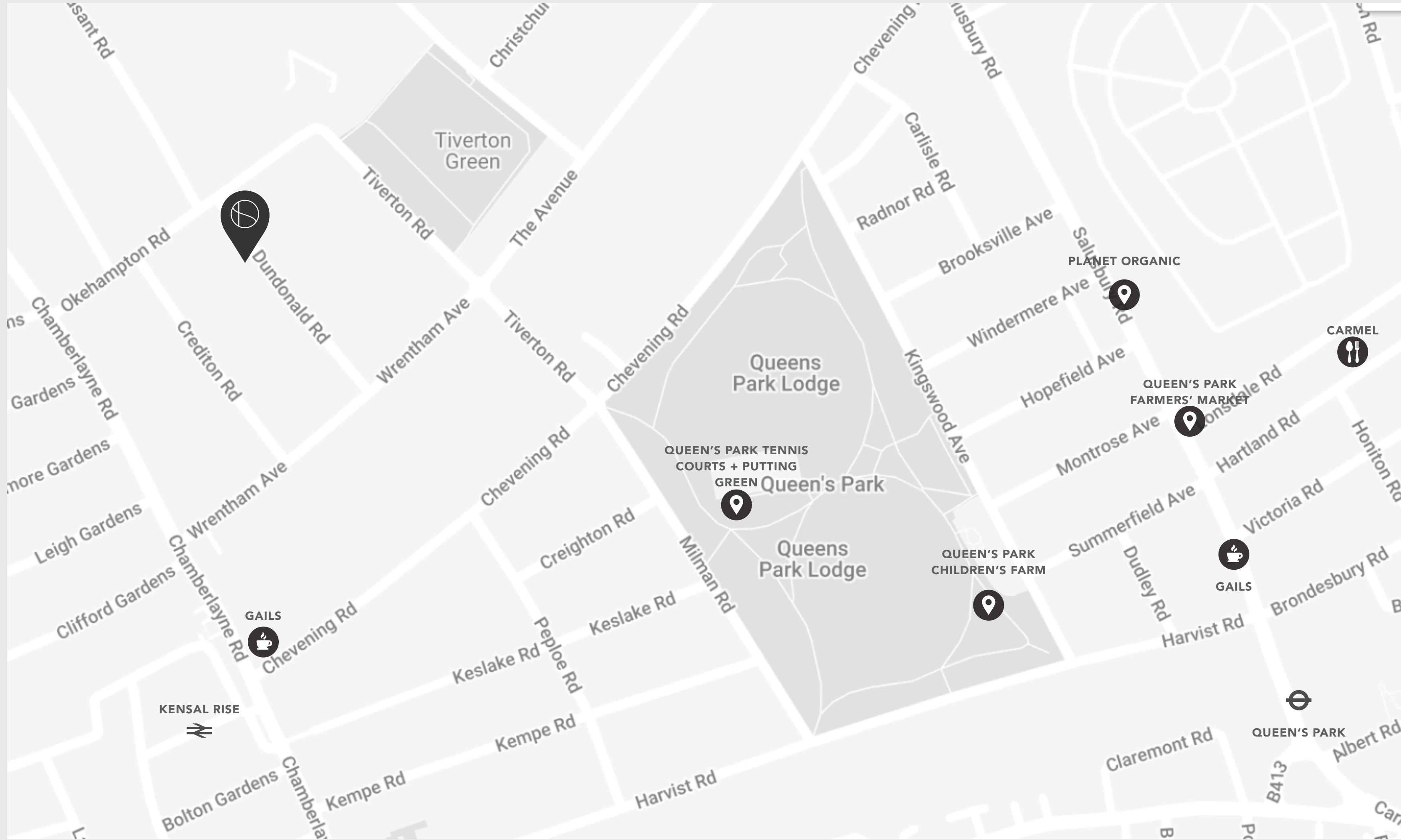
First Floor



Second Floor

DUNDONALD ROAD - NW10

Local Area



Terms

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

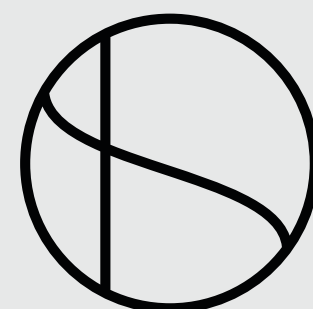
Energy Performance Certificate

| 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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