



OAKHILL



FOR SALE

£1,595,000

SUBJECT TO CONTRACT

# Aylestone Avenue

BRONDESBURY PARK LONDON NW6 7AE

## KEY FEATURES

- 3 Bedroom Family House
- 2 Bathrooms
- Warm Oak Herringbone flooring
- Italian Kitchens
- Arabescato Crema stone worktop
- Siemens and Bosch appliances
- Franke Maris Instant Hot Tap
- Private Garden

Aylestone Place is an exclusive development of just nine beautifully crafted homes, comprising six luxury apartments and three spacious family houses, all set within a contemporary and elegantly designed building.

This exceptional three-bedroom family house offers an impressive blend of luxury, comfort, and thoughtful design. The house features three generously sized bedrooms, each with bespoke fitted wardrobes. The principal bedroom benefits from a stylish en-suite shower room complete with a rainfall shower, while the remaining bedrooms are served by a beautifully appointed family bathroom featuring a bathtub with shower attachments.

The heart of the home is the spacious open-plan kitchen, living, and reception area. The bespoke kitchen is equipped with high-specification appliances, Franke Maris hot water taps, and an advanced lighting system throughout. This versatile living space has been carefully designed to accommodate both relaxing and entertaining, with sliding doors that open onto a private patio and garden — perfect for al fresco dining and outdoor enjoyment.

Further benefits include a long lease, eligibility for residents' permit parking, and an exceptionally high-quality finish throughout.

Aylestone Place is ideally situated on Aylestone Road, one of Brondesbury Park's most prestigious addresses. The development is within walking distance of Willesden Green stations and Brondesbury Park Overground, offering excellent transport links into central London and beyond.



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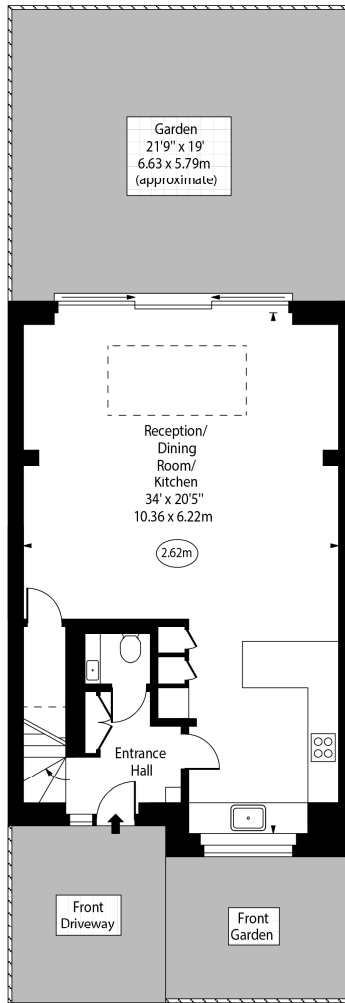




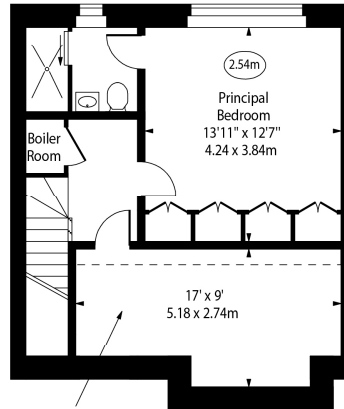
Aylestone Place,  
Aylestone Avenue, NW6



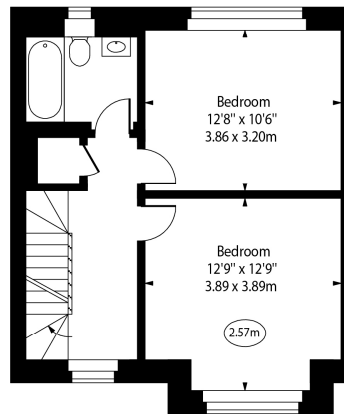
○ - Ceiling Height



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 1462 Sq Ft - 135.82 Sq M  
 Approx. Floor Area Including Restricted Heights 1580 Sq Ft - 146.78 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
 However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
 for illustrative purposes only. Measured according to the RICS. Not To Scale.

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 Ref. No. 031909K

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*