



## **RUSSELL SIMPSON**

Charmingly decorated four-bedroom  
family home with garden studio and  
off-street parking to rent

STAVERTON ROAD  
WILLESDEN NW2

Staverton Road

£1,962 P/W

|                                   |   |  |  |
|-----------------------------------|---|--|--|
| <div>BEDROOMS</div> <div>4</div>  | <div>INTERNAL</div> <div>3,026 <small>SQ FT</small></div> <div>281 <small>SQM</small></div> | <div>OUTDOOR</div> <div>2,334 <small>SQ FT</small></div> | <div>FURNISHED STATUS</div> <div>Furnished /<br/>Unfurnished</div> |
| <div>BATHROOMS</div> <div>3</div> |   | <div>EPC</div> <div>E</div>                              | <div>COUNCIL TAX</div> <div>Brent Council, G</div>                 |







# The Property

Unusually wide semi-detached house with bright interiors and south-west facing garden near Roundwood Park





## Double Reception Room

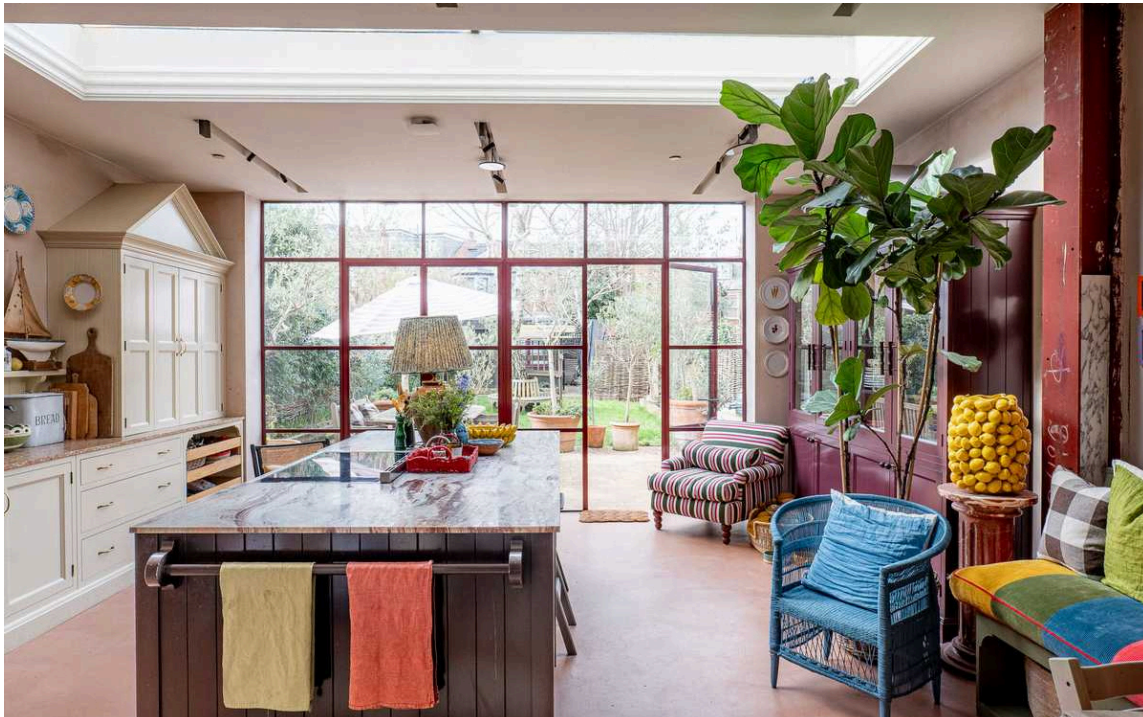
Stepping into the house on the ground floor, the front hall flows through to an impressive double reception room. This includes high ceilings, a broad bay window and two separate seating areas.





## Open-Plan Kitchen

Beyond lies a spectacular open-plan kitchen, with fitted units, a dining area, and a central island with breakfast bar. Overhead skylights, floor-to-ceiling windows and south-west facing French doors flood the space with light. Furthermore, a utility room, a larder and a guest WC complete the living space.







## The Bedrooms

The first floor features three bedrooms, sharing a well-proportioned family bathroom with a bath. The front bedroom has another broad bay window, while the rear bedroom has a dressing room.







## The Principal Bedroom

The second floor is entirely occupied by a generous principal bedroom suite. This includes a bedroom, a spacious bathroom with a bath, and an equally spacious dressing room.





## The Design

The property is decorated in a colourful and characterful style, creating unique rooms with a bohemian charm. The warm and welcoming interiors are presented in superb condition.







## Outdoor Spaces & Garden Studio

The property includes a generous south-west facing garden with a large lawn. At the end of the garden, there is a separate garden studio featuring both kitchenette and bathroom decorated in the same style as the main house.

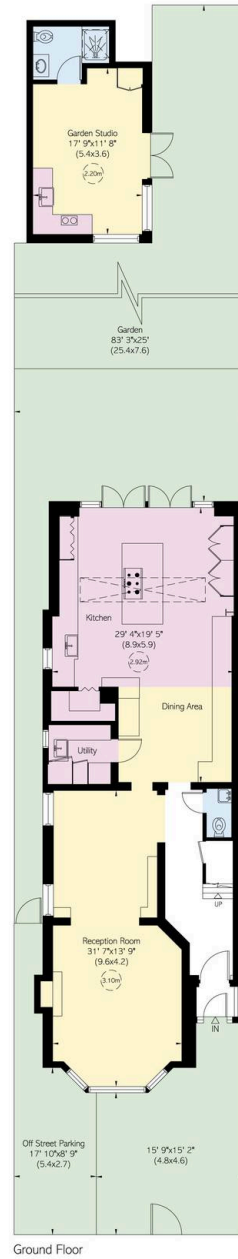




## The Neighbourhood

Staverton Road is a wide residential road lined with trees and semi-detached Edwardian houses. From here, Willesden Green underground station is close, while the many shops and cafes of the high street are also nearby. Furthermore, the open spaces of Roundwood Park are a short walk away.





## Staverton Road, NW<sub>2</sub>

**Approximate Internal Area**  
3,006 sq ft / 281 sq m

**Including garden studio**  
3,435 sq ft / 317 sq m

**Outside Area**  
3,335 sq ft / 307 sq m

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This plan is for general 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, views, and proposed fittings before making any decisions relating to them.



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