

Dartmouth Road
NW2

FOR SALE

FREEHOLD

£2,999,950

An impressive Victorian residence that is positioned within the desirable Mapesbury Conservation Area, is this expansive 4000 sq ft property, which showcases a captivating blend of period architectural elegance and functionality. It is positioned on a leafy tree lined road with local amenities and transport links within proximity.







Upon entering, you will immediately appreciate the generous proportions of the house. The front portion reveals a stunning double reception room adorned with a grand bay window, lofty 3-meter-high ceilings, and original period details. These charming features include lead glass windows, ornate cornicing, and delightful fireplaces. Through double doors you'll find a thoughtfully designed David Salisbury Conservatory, filled with an abundance of natural light, currently serving as the dining area. Adjacent to this is a spacious, contemporary eat-in kitchen, boasting an Aga stove, a central island, and trifold doors that open up to the sun-drenched south-facing landscaped garden, stretching over 130 ft. The Ground Floor also encompasses a sizable



utility room, an office space, and a convenient guest cloakroom.

Ascending the elegant staircase, the First Floor unveils a delightful arrangement of rooms. The primary bedroom, spanning the entire width of the house and featuring a walk-in dressing room and an en-suite bathroom. 3 additional double bedrooms on this level are served by a family bathroom and a separate WC. The loft has been skilfully converted into a spacious bedroom with its own ensuite facilities.

This exceptional residence has undergone meticulous restoration to create a warm and inviting family home that simply must be seen!





- Impressive Victorian residence within the Mapesbury Conservation Area of 4000 sq ft
- Stunning double reception room with grand bay window
- Spacious contemporary eat-in kitchen with Aga stove
- Light, bright and airy David Salisbury Conservatory
- 5 large bedrooms, 2 en-suite bathrooms, family bathroom
- Primary bedroom spanning the width of the house with walk-in dressing room
- Skilfully converted loft into a light filled bedroom space
- Sizable utility room, office space, guest cloakroom
- Secure electric gates provide ample off-street parking
- Convenient access to Willesden Green (Jubilee - Zone 2) and Brondesbury Park (Overground)



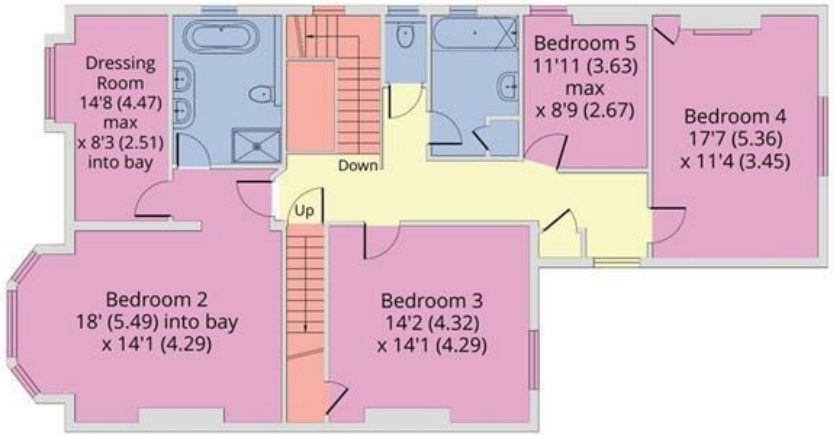




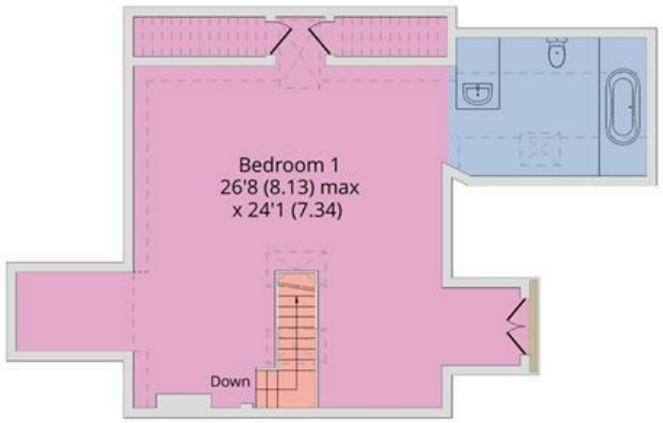


Dartmouth Road, London, NW2

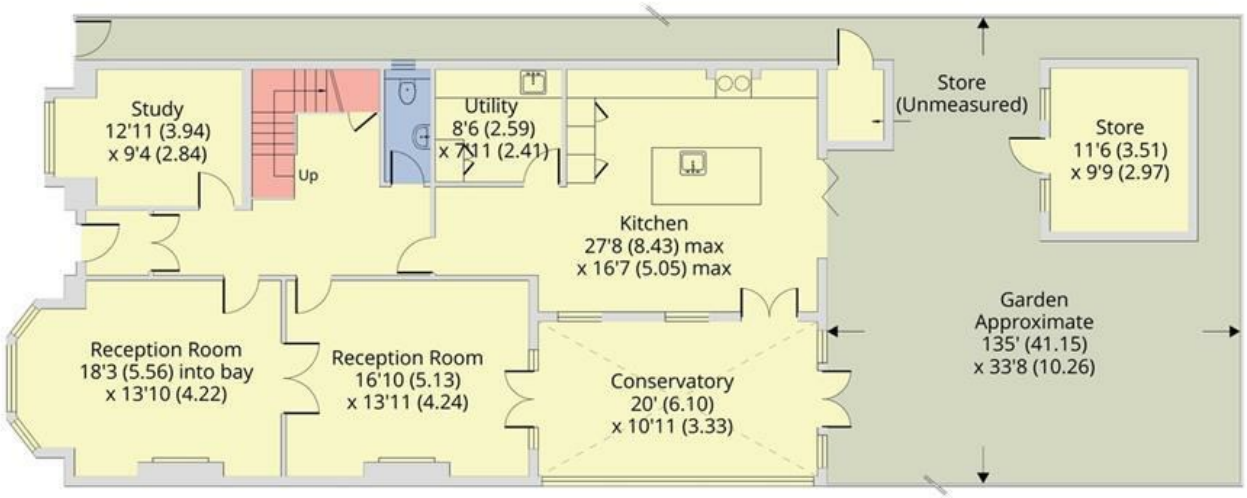
Approximate Area = 3429 sq ft / 318.5 sq m (excludes store)
Limited Use Area(s) = 234 sq ft / 21.7 sq m
Outbuilding = 112 sq ft / 10.4 sq m
Total = 3775 sq ft / 350.6 sq m
For identification only - Not to scale



FIRST FLOOR



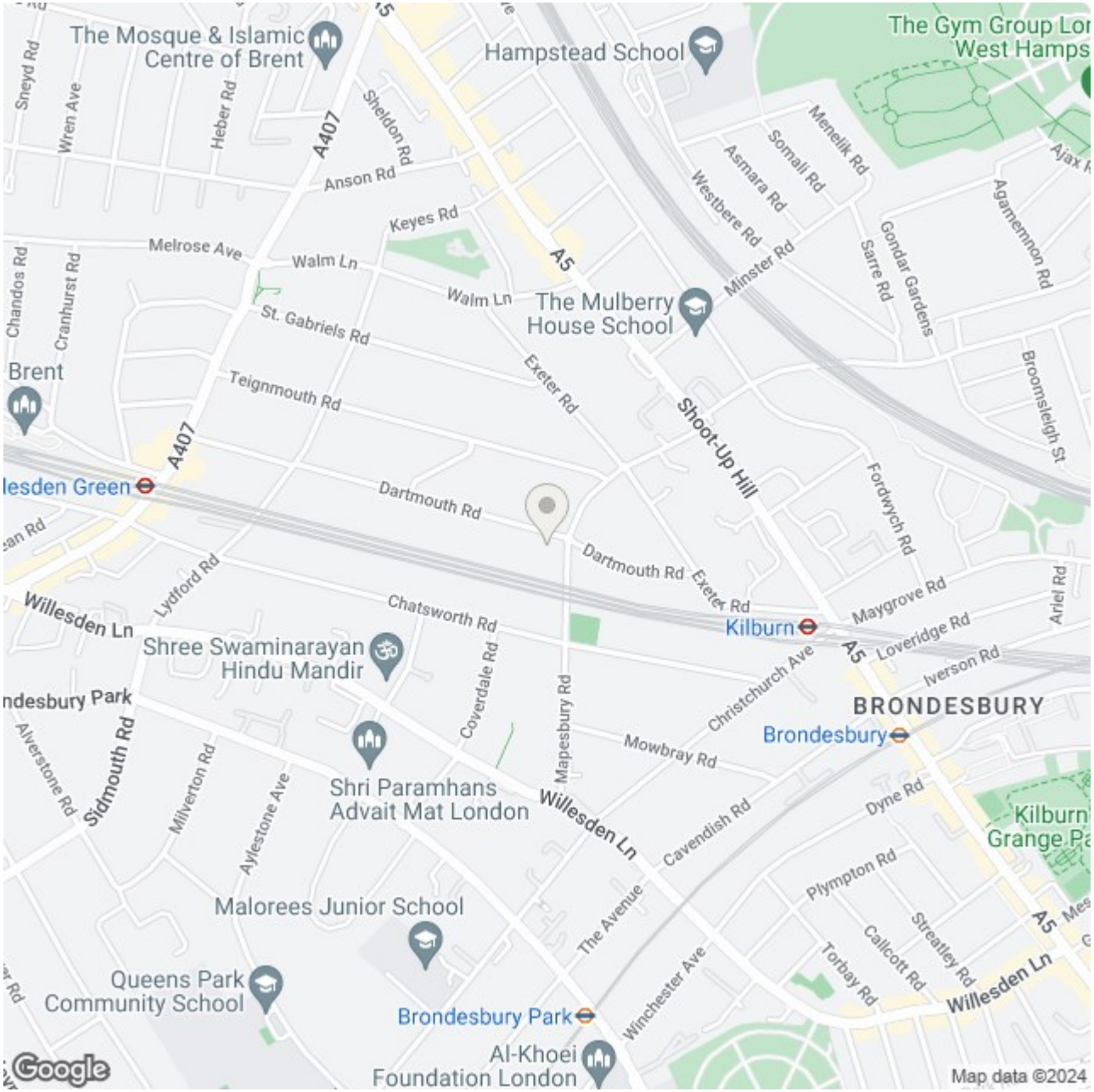
SECOND FLOOR



GROUND FLOOR

Approx 3775.00 sq ft
EPC: E
Brent (D)
Ref: 18389098

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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Location

Positioned on the highly sought after Dartmouth Road , the property enjoys a prime location at the heart of the esteemed Mapesbury Conservation Area, which received its Conservation status in 1982. It has wide, tree lined roads and is within easy reach of the Mapesbury Dell, Gladstone Park and Queen's Park. Dartmouth Road offers excellent convenience into and out of London via Willesden Green Station (Jubilee - Zone 2) and Brondesbury (Overground). Bus routes run at regular intervals both to Brent Cross Shopping Centre, Westfield Shopping Centre and Central London. The outdoor facilities of the outstanding Queen's Park with its tennis courts, children's play area and nature walk is a fifteen minute walk away and the 86 acre Gladstone Park just a short drive. The hidden gem of the Mapesbury Conservation Area known as the Mapesbury Dell is just a short stroll away. The M1 motorway is 10 minutes drive away connecting London to the North of England.

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CAMERONS STIFF & Co.

EST. 1982

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