

Mapesbury Road
NW2

FOR SALE

FREEHOLD

£3,750,000

An exquisite detached Edwardian villa, offering 3,808 sq ft of living accommodation over three floors. This property could be considered an exemplar Mapesbury Conservation Area family home and presents a unique opportunity to acquire a substantial house in a coveted location.







The property redefines ‘kerb appeal’; it’s set back 30 ft from Mapesbury Road, boasting a gated horseshoe driveway that’s lined with low-lying privet hedgerows on either side. The proportions of the driveway are a defining feature of the property and it should be noted that these are extremely rare in the Conservation Area.

Upon entering the house, it becomes immediately apparent that the current owners have retained a plethora of original Edwardian architectural features, including a ceramic tiled hallway (laid in an ornate ‘Chatsworth’ fashion), stained-glass windows in the entrance vestibule and gorgeous ceiling cornicing / picture railing in the front reception rooms.



The property boasts a design scheme that's contemporary yet sympathetic to the property's original character.

The Ground Floor has an internal arrangement that's expansive and distinctly pragmatic. The left side of the property benefits from a continuous corridor of natural light that runs the entire length of the house. The kitchen/diner at the rear is particularly impressive and has been fitted to a high specification, featuring a modern electric AGA with full digital control. This space looks out onto the 106 ft secluded rear garden. The Upper Floors offer six bedrooms, all of which are presently serviced by three bathrooms.







- Superb detached Edwardian villa in the Mapesbury Conservation Area
- 3,808 sq ft living space over three floors
- 30 ft set-back from the road with a gated horseshoe driveway
- 6 bedrooms, 3 bathrooms, 3 receptions & a utility room
- High-spec kitchen/diner featuring an electric AGA and Miele appliances
- Zoned heating system
- 106 ft secluded mature west-facing rear garden
- Kilburn (Jubilee - Zone 2) & Brondesbury (Overground - Zone 2)
- COUNCIL: Brent (H)
- Viewing is recommended









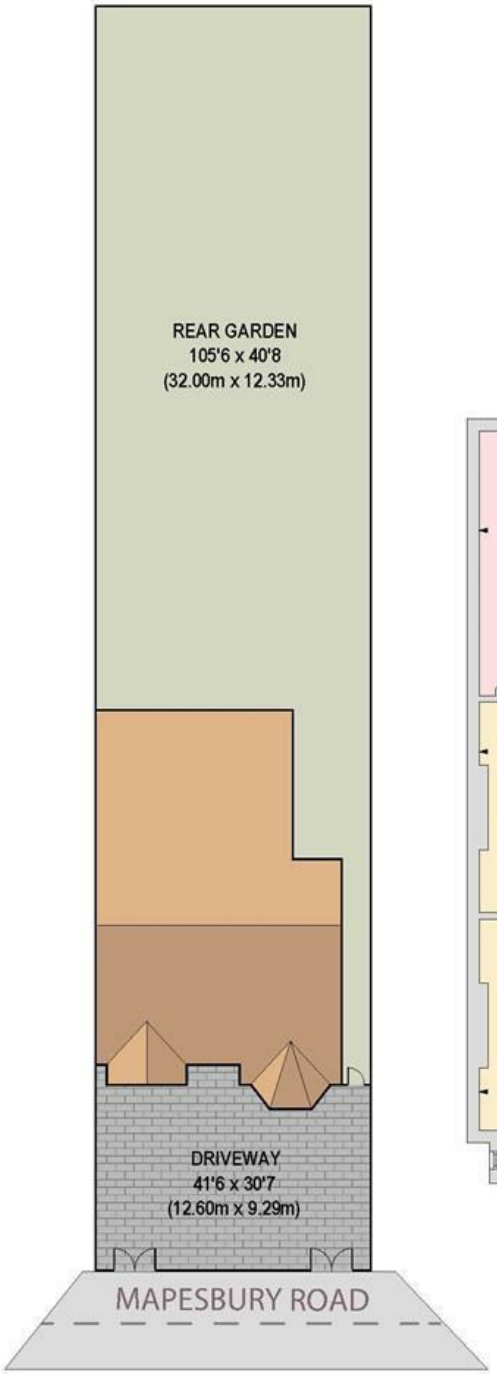
MAPESBURY ROAD

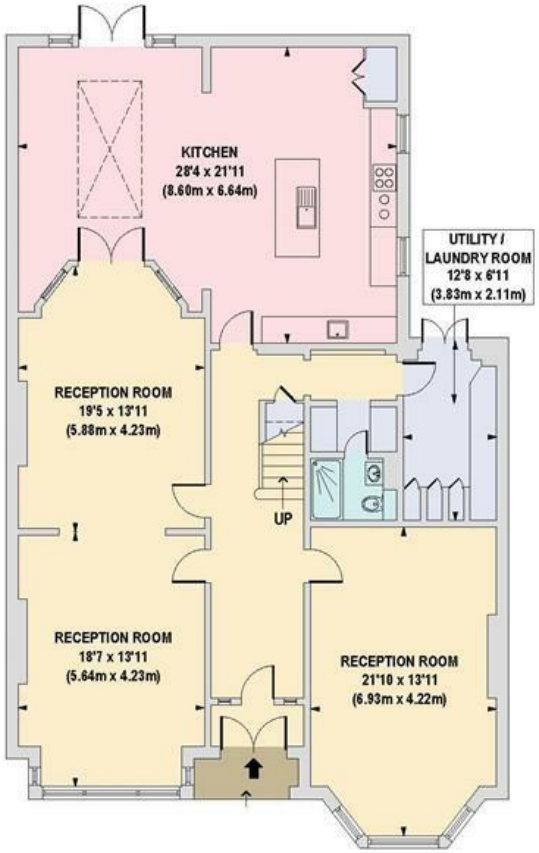
London - NW2

Approximate Gross Internal Floor Area

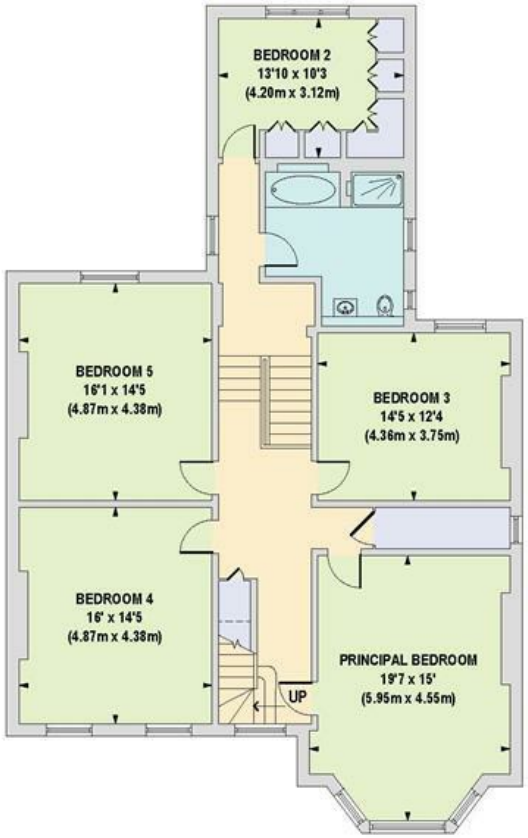
4008 sq. ft / 372.33 sq. m (Including Restricted Height Area & Eaves)

3808 sq. ft / 353.76 sq. m (Excluding Restricted Height Area & Eaves)

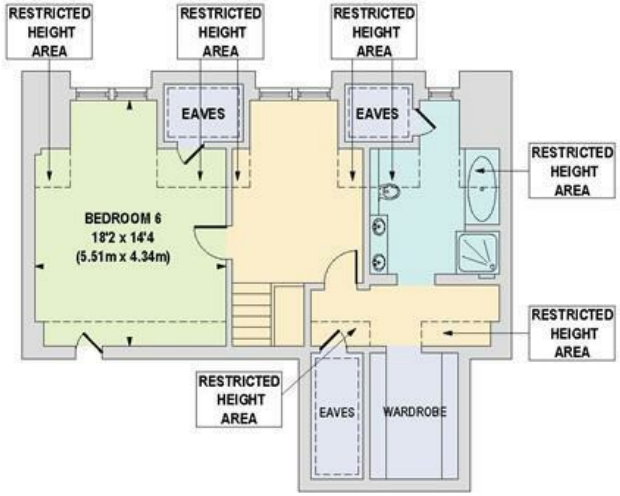




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

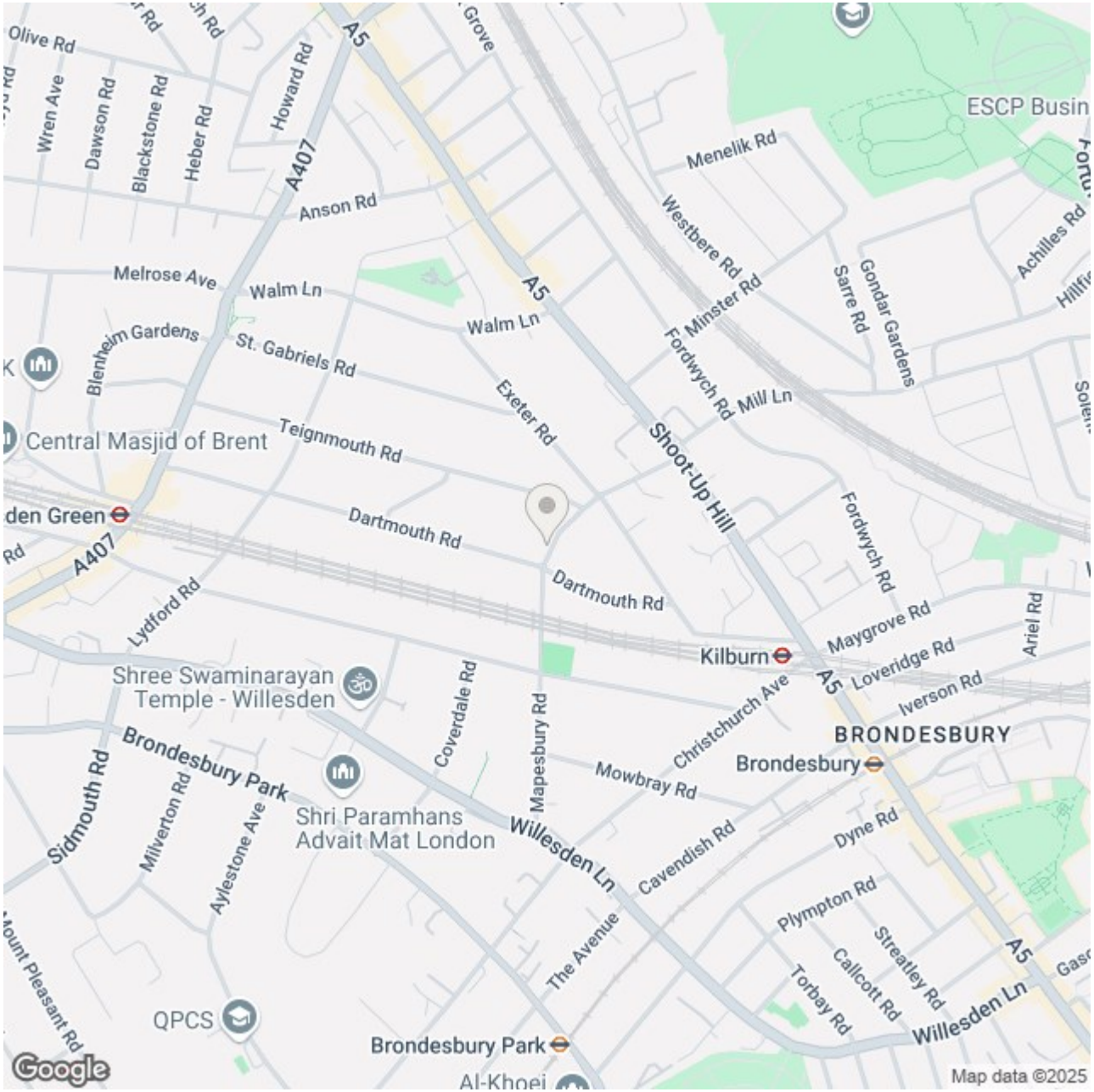
Approx 3808.00 sq ft

EPC: D

Brent (H)

Ref: 19229580

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Location

Mapesbury Road has a classic appeal with its wide, tree-lined streets and captivating red-brick architecture all very popular within the stunning Mapesbury Conservation Area. This property boasts an enviable location, offering easy access to the vibrant amenities of Willesden Green, Queen's Park, and Kensal Rise. The Lexi Cinema and Kiln Theatre are two fantastic cultural spots in the vibrant area of Kensal Rise without doubt worthy of a visit. Restaurants are abundant catering to different tastes. Residents will enjoy unparalleled convenience with excellent transport links, including Kilburn Station (Jubilee Line - Zone 2) and Brondesbury Station (Overground - Zone 2), ensuring effortless connectivity to the heart of the city. Accessibility to the City, West End and Canary Wharf are all very easy from here. Hot shopping spots include the West End, Brent Cross Shopping Centre and Westfield Shopping Centre. Good local schools are easily found within this area.

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EST. 1982

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