

CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



St Gabriels Road, NW2

A large detached five bedroomed family home, situated in the heart of the Mapesbury Conservation Area, surrounded by elegant Edwardian houses.

The property retains many of the original features including parquet flooring, fireplaces and high corniced ceilings. Accommodation also comprises four receptions and four bathrooms. Externally, there is a well maintained 100 ft garden. The house requires updating, but provides over 2700 sq ft with excellent opportunity to extend at the rear and at the loft.

Located just minutes from Kilburn/Willesden Green Jubilee Line Stations (Zone 2) and Cricklewood Broadway with its Thameslink Station.

- Detached family home
- Spanning 2731 sq ft
- 5 bedrooms, 4 receptions
- 100 ft south/west facing garden
- Conservatory
- Can be extended at the rear and loft
- 3 off street parking
- Close to Kilburn & Willesden Green Station
- Viewing is highly recommended

£2,200,000 Freehold

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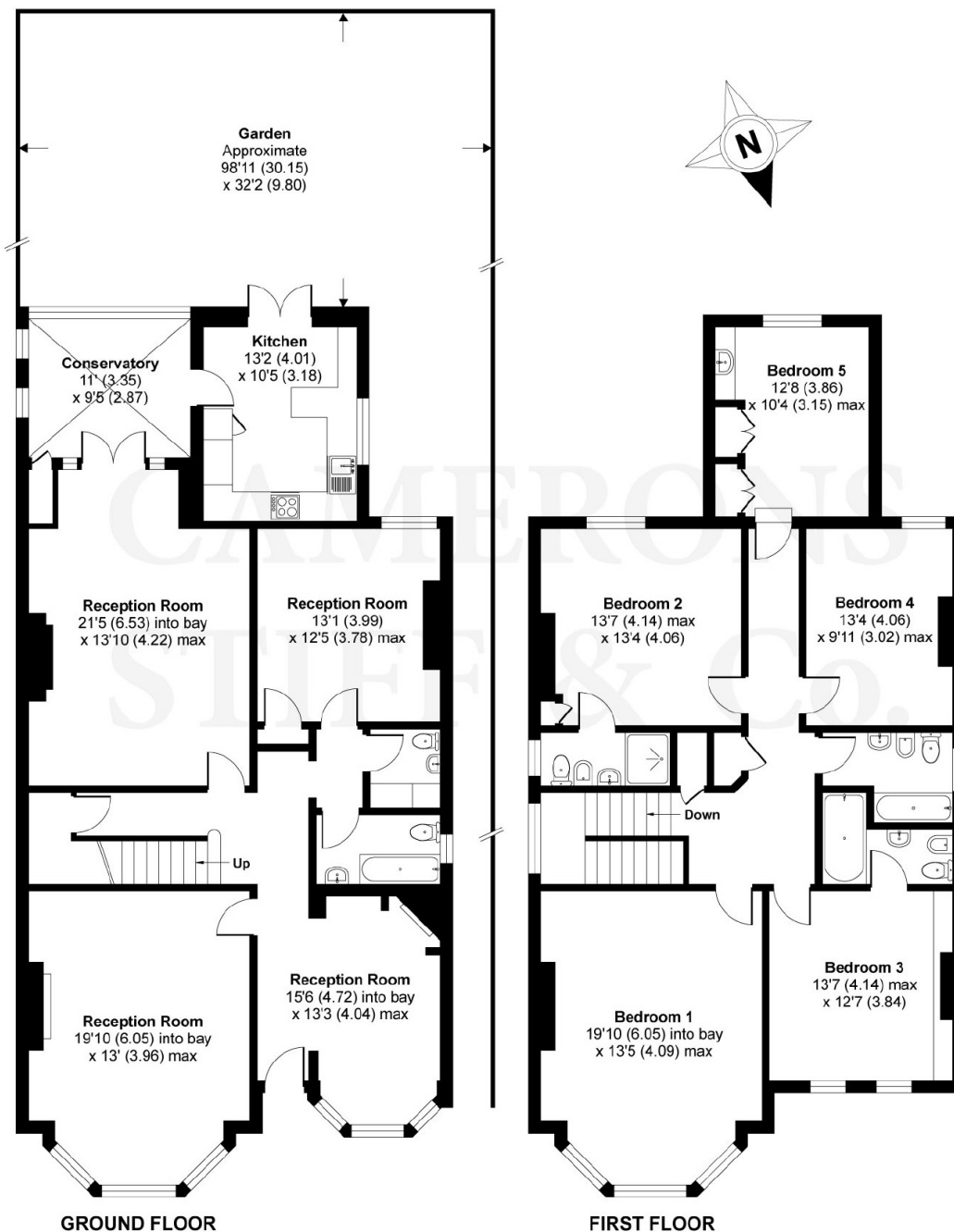
Energy Efficiency Rating		Current	Potential
102-100	A		
91-91	B		
81-81	C		77
71-41	D		
55-54	E		
45-39	F	37	
35-35	G		
1-100	G		

Not energy efficient - higher running costs

England & Wales EUI Directive 2002/91/EC

St. Gabriels Road, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 2731 SQ FT 253.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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