



3 Bedroom  
St. Gabriels Road, NW2

 **Portland**  
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£1,000,000  
Leasehold



An excellent Three Bedroom Garden Flat, set in the heart of the Mapesbury Conservation Area.

The apartment benefits from its own entrance at the side of the property, and spans nearly 1300sqft. There are Two double bedrooms, of which one is the Master boasting a dressing room and Ensuite. A Third bedroom, and a family bathroom. The reception room stretches over 27ft and has doors going out onto the large garden, off the lounge is a fully fitted kitchen with the same pleasant green views.

The Mapesbury Conservation Area is an incredibly sought-after location with wide treelined streets, protected Victorian architecture and a community feel. St. Gabriels Road is well positioned between Willesden Green & Kilburn Stations (Jubilee) and a short walk to the hidden gem that is the Mapesbury Dell.

- Three Bedroom Garden Flat
- Mapesbury Conservation Area
- Desirable Location
- Private Entrance
- Brilliant Ceiling Height
- Large Private Garden
- Walk In Wardrobe In Master
- 27ft Long Reception Room with  
Gorgeous Views on Garden
- Close to Shops
- Modern Fully Fitted Kitchen

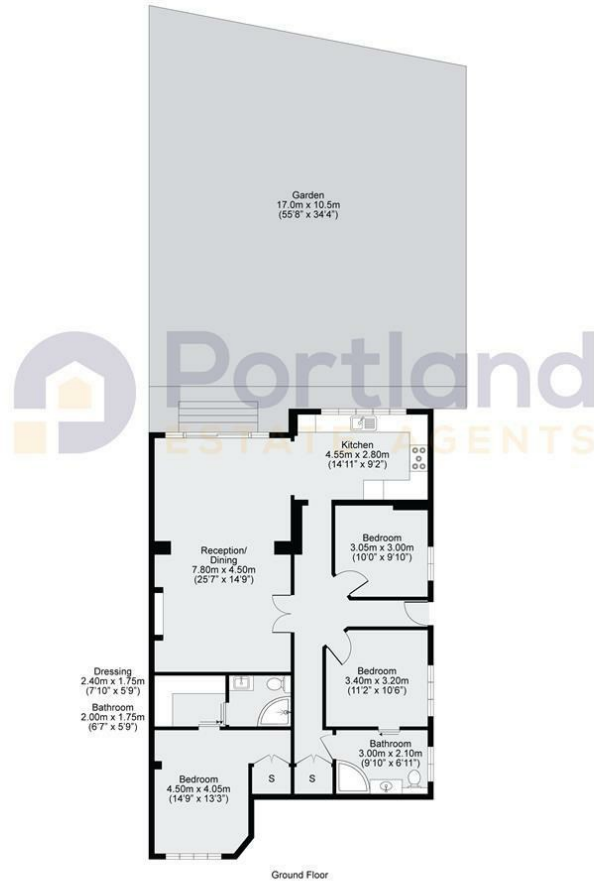








**St Gabriels Road, London, NW2**  
Approx. Gross Internal Area = 117.0sqm / 1259.4sqft



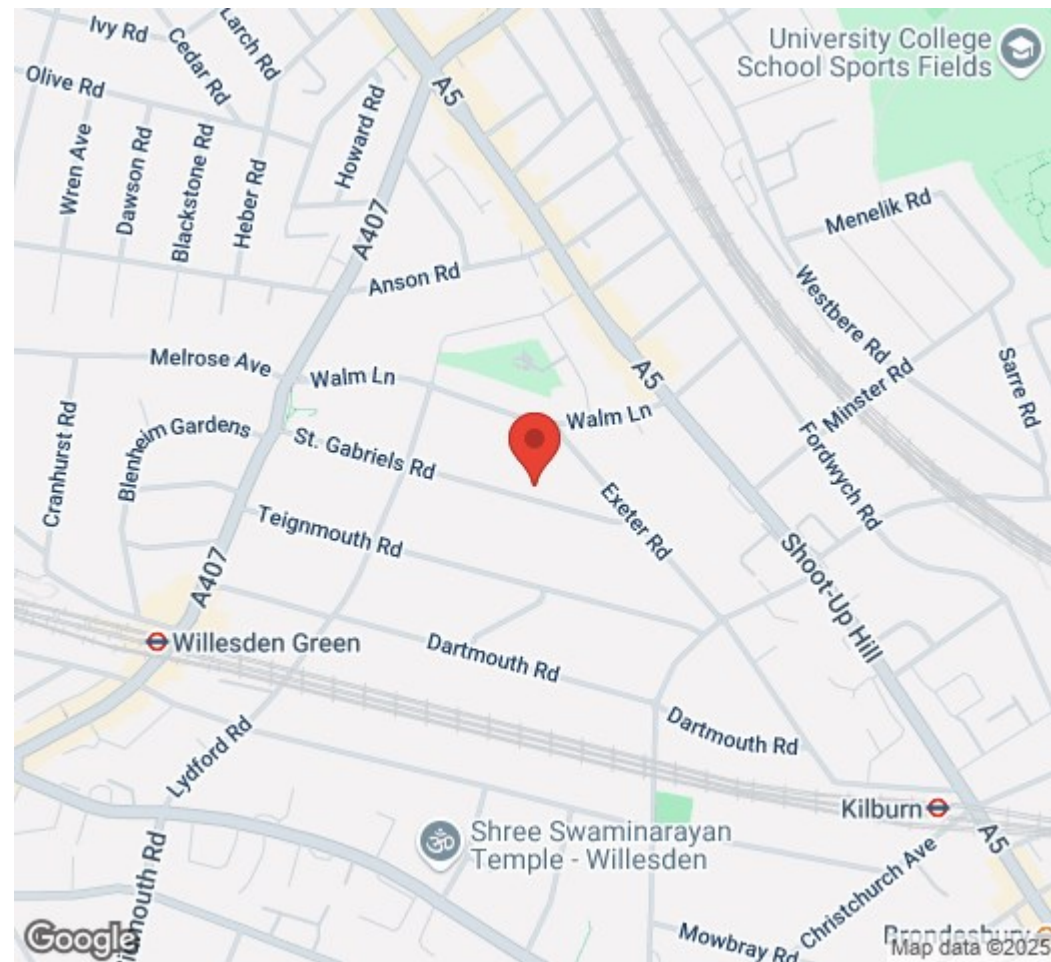
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.