



2 Bedroom
St. Gabriels Road, NW2

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Asking Price £750,000
Leasehold – Share of Freehold

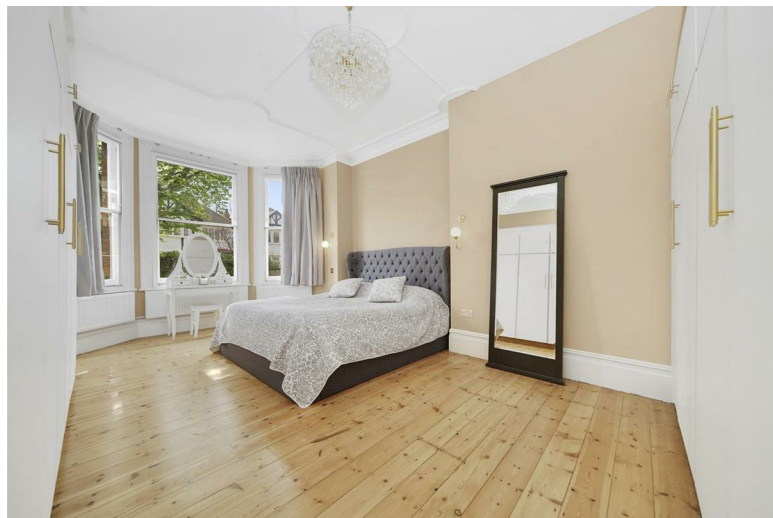
A Rare Opportunity to own an over 850sqft Ground floor flat in the heart of Mapesbury with direct access to a Private Garden.

St. Gabriel's Road is an incredibly charming Two Bedroom Garden flat boasting all the typical features found in this highly desired conservation area. Set back off of the wide tree lined street, the property offers excellent accommodation including a separate kitchen with all new appliances, family bathroom with Burlington units, two bedrooms, one of which with a gorgeous bright bay window, a huge 17'x14" living room looking onto a beautiful private garden. All the rooms have exceptional ceiling height and many still retain original features such as cornicing, picture rails and stunning ceiling roses. It also has secondary glazing, air conditioning and holds a Share of the Freehold.

This property has been painstakingly renovated by the current owner including re-plastering and electrics not forgetting the excellent stylish finish which has been completed.

St. Gabriel's Road is arguably the best road in the Mapesbury Conservation Area, with gorgeous protected architecture, wide and quiet residential roads, and original cast iron Victorian lamp posts. It's a short walk from NW2's hidden gem The Mapesbury Dell, as well as having the ever changing bustling high street of Willesden Green round the corner. It is well connected too with Willesden Green & Kilburn Stations (Jubilee Line) also a short walk away.

- Recently Renovated Garden Flat
- Share Of Freehold
- Gorgeous Ceiling Height
- Stunning Original Features
- Stylish Interiors
- Popular Treelined Street Within The Mapesbury Conservation Area
- Close To Gladstone Park & NW2's Hidden Gem - The Mapesbury Dell
- Grand Detached Victorian Conversion
- Separate Kitchen
- Off Street Parking

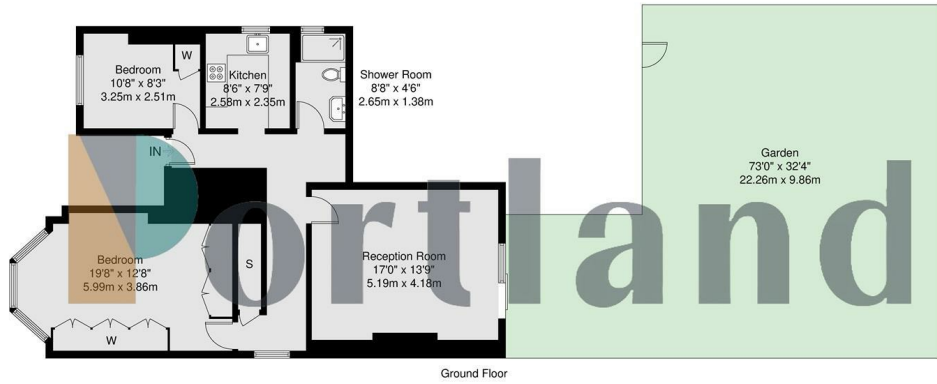




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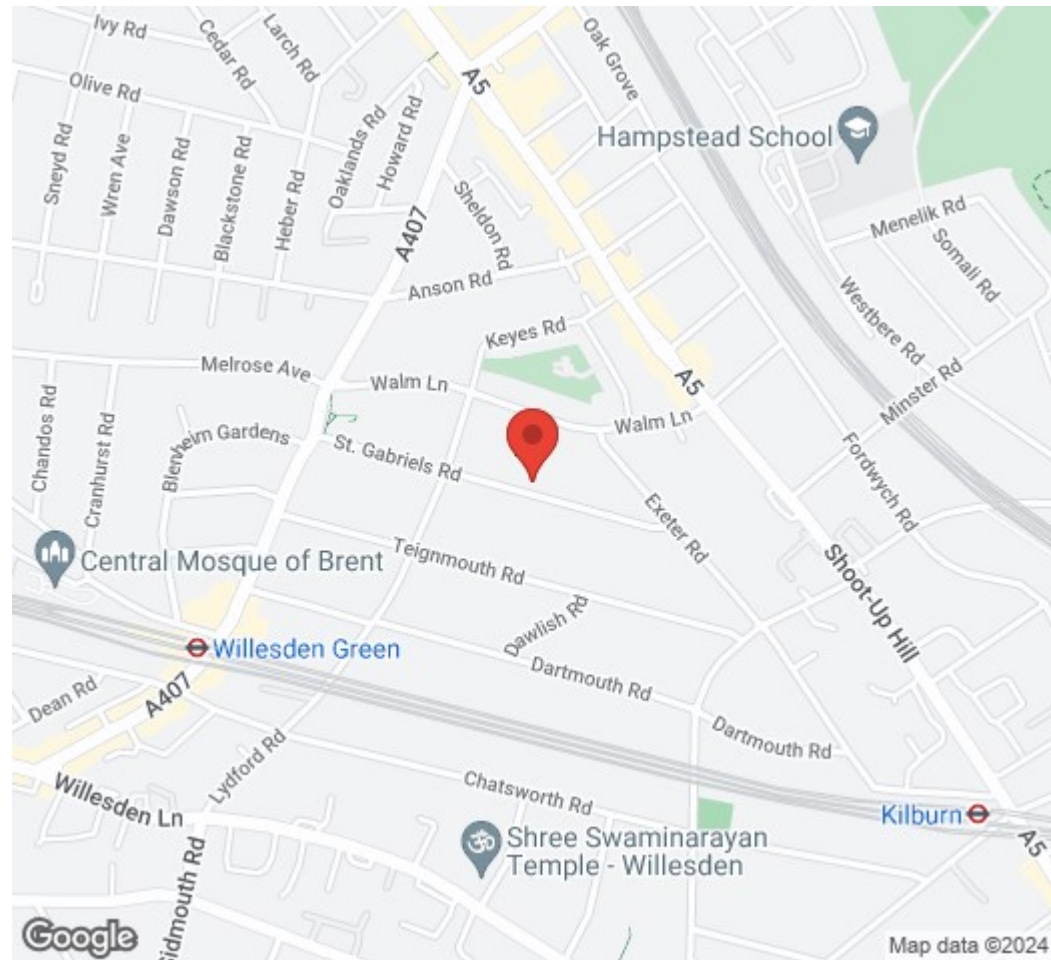
Saint Gabriels Road, NW2

GROSS INTERNAL AREA
81.6 sq m / 878 sq ft



- GROSS INTERNAL AREA (GIA)
The footprint of the property
81.6 sq m / 878 sq ft
- TOTAL STORAGE SPACE
Storage and wardrobe total area
5.4 sq m / 58 sq ft
- EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
171.7 sq m / 1848 sq ft
- RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

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.

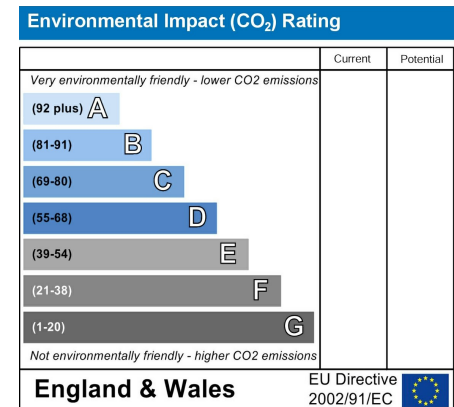
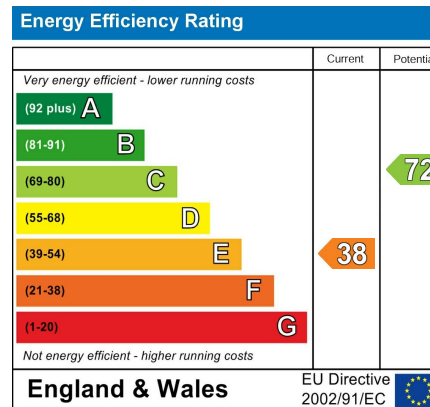


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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings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