



6 Bedroom  
St. Gabriels Road, NW2

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£2,300,000  
Freehold

Spanning an impressive 2424 square foot of accommodation is a charming west facing semi-detached property on one of Mapesbury's most desired roads.

Throughout this home is a plethora of original features, and buyers will be impressed by the generous proportions these homes offer. On the ground floor is a charming front room with gorgeous detailed windows and original fireplace. There is a second reception room with high ceilings and access to the 97ft west facing garden. There is a dining area which goes onto the kitchen and a separate w/c. The upstairs accommodation is comprised of three large bedrooms, a single room and family bathroom on the first floor, and three further bedrooms, kitchenette and bathroom on the second.

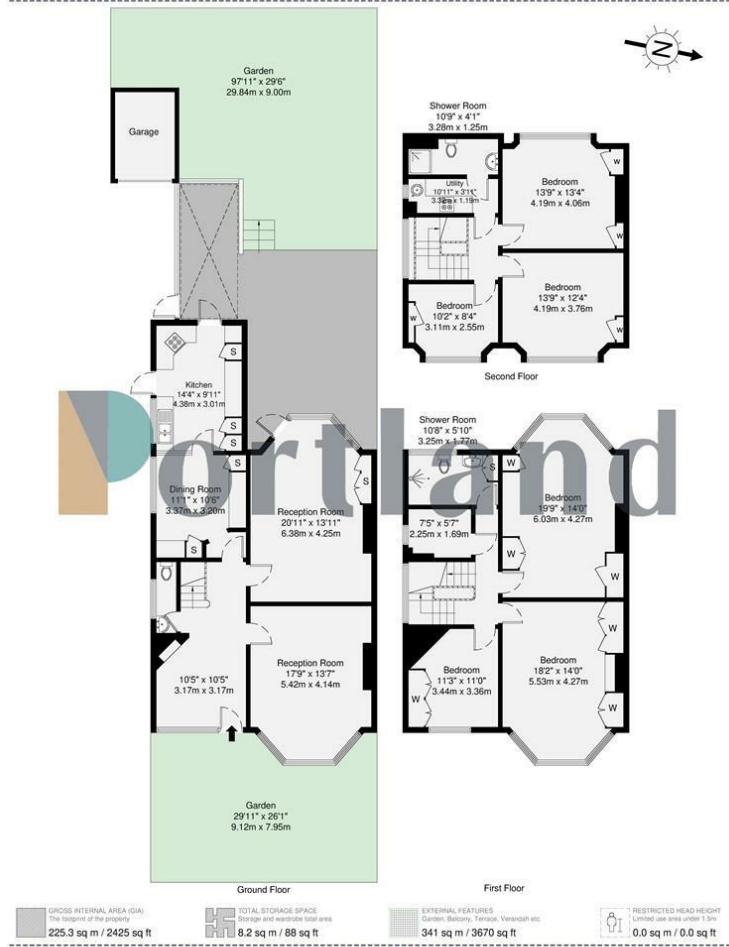
The property is being sold with vacant possession and while requires some modernisation allows the prospective purchaser to create an impressive trophy home with one of the best gardens in NW2. There is the further benefit of side access and private garage.

St. Gabriels Road is arguably the prime road of the Mapesbury Conservation Area, with large detached & semi-detached houses positioned off of this tree lined street. This allows for larger and more lateral accommodation compared to neighbouring areas, as well as the benefit of off street parking – perfect for growing families. Both Willesden Green & Kilburn Stations (Jubilee) are a short stroll away, as well as ever charming pocket park that is the Mapesbury Dell.

- 97 foot west facing private garden
- 6 bedrooms with 3 bathrooms split over 3 floors
- Over 2400 square foot of accommodation
- An abundance of original features
- Off street parking with private garage
- Potential to extend to create a trophy family home
- Envious position on one of Mapesbury's most desired roads
- Close to Kilburn and Willesden Green stations
- A short stroll from the ever popular Mapesbury Dell
- Vacant possession and chain free

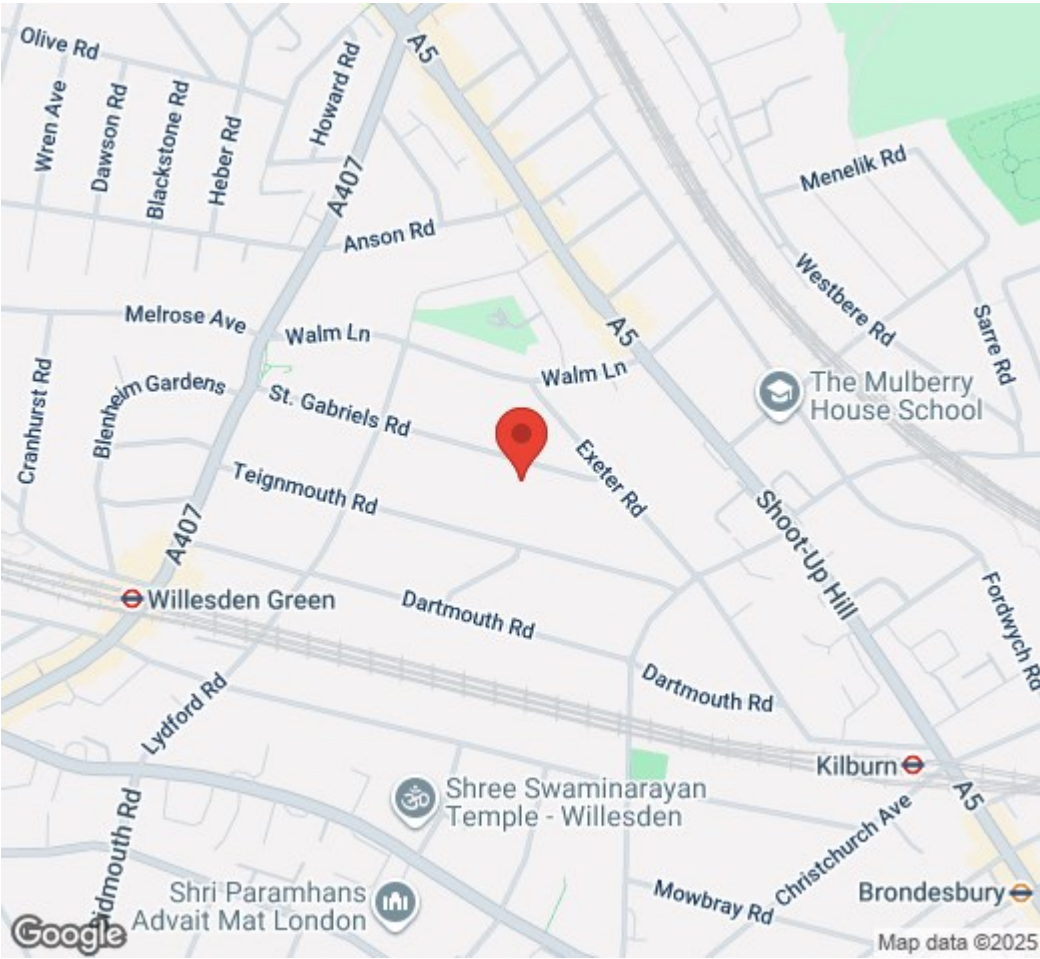






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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| 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 | <b>79</b> |

| 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 |           |