



St. Gabriels Road, NW2

Freehold - £2,200,000

A substantial 1920s five bedroom family home, enviably located in the heart of the coveted Mapesbury Conservation Area. Currently offering 2,436 sq ft, the property presents a rare opportunity for a purchaser to reimagine a family home.

The property retains a number of original architectural features including parquet flooring. An opportunity exists to extend rearwards to create an expansive open-plan space. The property's southerly aspect ensures that the rear is abundant in natural light throughout the day. There is also the opportunity to extend into the loft space (STPP) to create a principal en-suite bedroom.

St. Gabriels Road is a tree-lined street within walking distance of the amenities of Walm Lane and ideally located for a plethora of excellent state and private schools.

- 5 Bedroom Semi detached house providing 2,426 sq ft
- 3 generous Reception rooms
- Original parquet flooring, ceiling cornicing & wall paneling
- 98 ft secluded rear garden with side access
- Transport: Willesden Green (Jubilee line - Zone 2)
- COUNCIL: G

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St. Gabriels Road, London, NW2

Approximate Area = 2436 sq ft / 226.3 sq m

Store = 25 sq ft / 2.3 sq m

Total = 2461 sq ft / 228.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Camerons Stiff & Co. REF: 1074559

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