



Mapesbury Road
NW2

FOR SALE
FREEHOLD

£3,500,000

We are delighted to be able to offer as Sole Agents For Sale this expansive, detached Edwardian house offering 4,533 sq ft of internal living accommodation. This outstanding home is situated on the cusp of the coveted Mapesbury Conservation Area and offers an ambitious purchaser a rare opportunity to acquire a substantial and imposing family home with an





architectural typology that's unique for the area.

The property is secluded from the road owing to a 40 ft driveway and shaded by an old horse-chestnut tree, this home offers a sense of privacy and charm. The exterior is architecturally appealing, featuring a wrought iron canopy over the front door and striking monochrome geometric stained glass windows. Inside, the house retains several original Edwardian features, including ornate ceiling coricing, elegant cast-iron fireplaces, and classic wall paneling, all of which add to the property's timeless character.

A discerning buyer might

choose to preserve and enhance these original features during any renovation, creating a unique family home that blends contemporary design with the building's historic character. The current layout, with its compartmentalized rooms, offers the potential to be opened up, maximizing the property's square footage while maintaining its period charm.

With its desirable southerly aspect, the rear of the house is bathed in natural light throughout the day. The mature and secluded garden, extending 83 ft, provides a peaceful retreat, perfect for enjoying the outdoors in privacy.





- Detached red bricked Edwardian Family home
- 4,533 sq ft of excellent sized accommodation
- 8 bedrooms, 3 bathrooms & 3 reception rooms
- Large kitchen/breakfast room area leading onto rear garden
- Expansive 83 ft private rear garden abundant in mature shrubs
- 40 ft spacious driveway allowing OSP for several cars
- Monochrome geometric stained glass windows
- Kilburn (Jubilee - Zone 2) & Brondesbury (Overground - Zone 2)
- COUNCIL: Brent (H)
- Early viewing is highly recommended

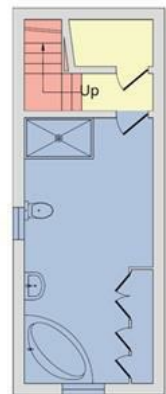




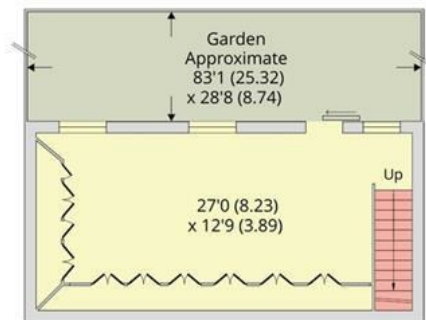
Mapesbury Road, London, NW2

Approximate Area = 4533 sq ft / 421.1 sq m

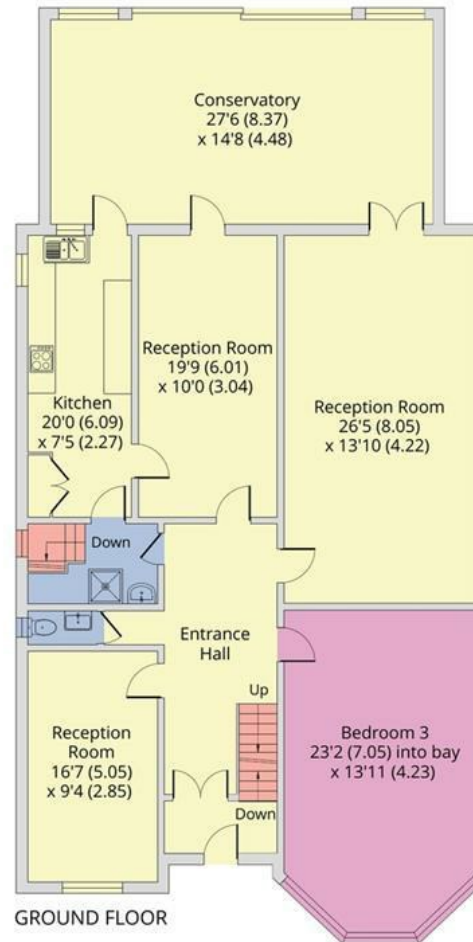
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BASEMENT



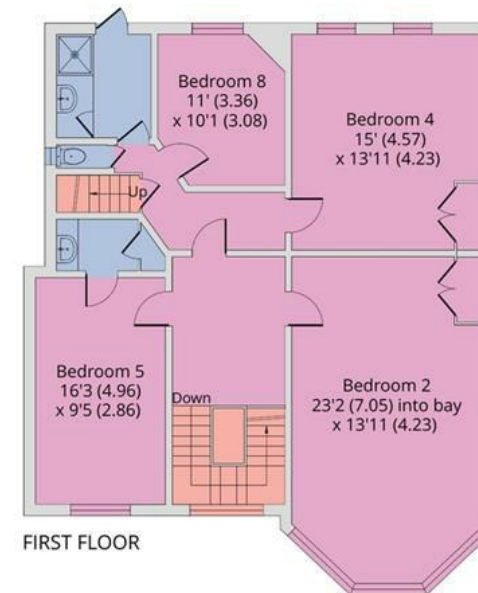
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Camerons Stiff & Co. REF: 1176620

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Approx 4533.00 sq ft

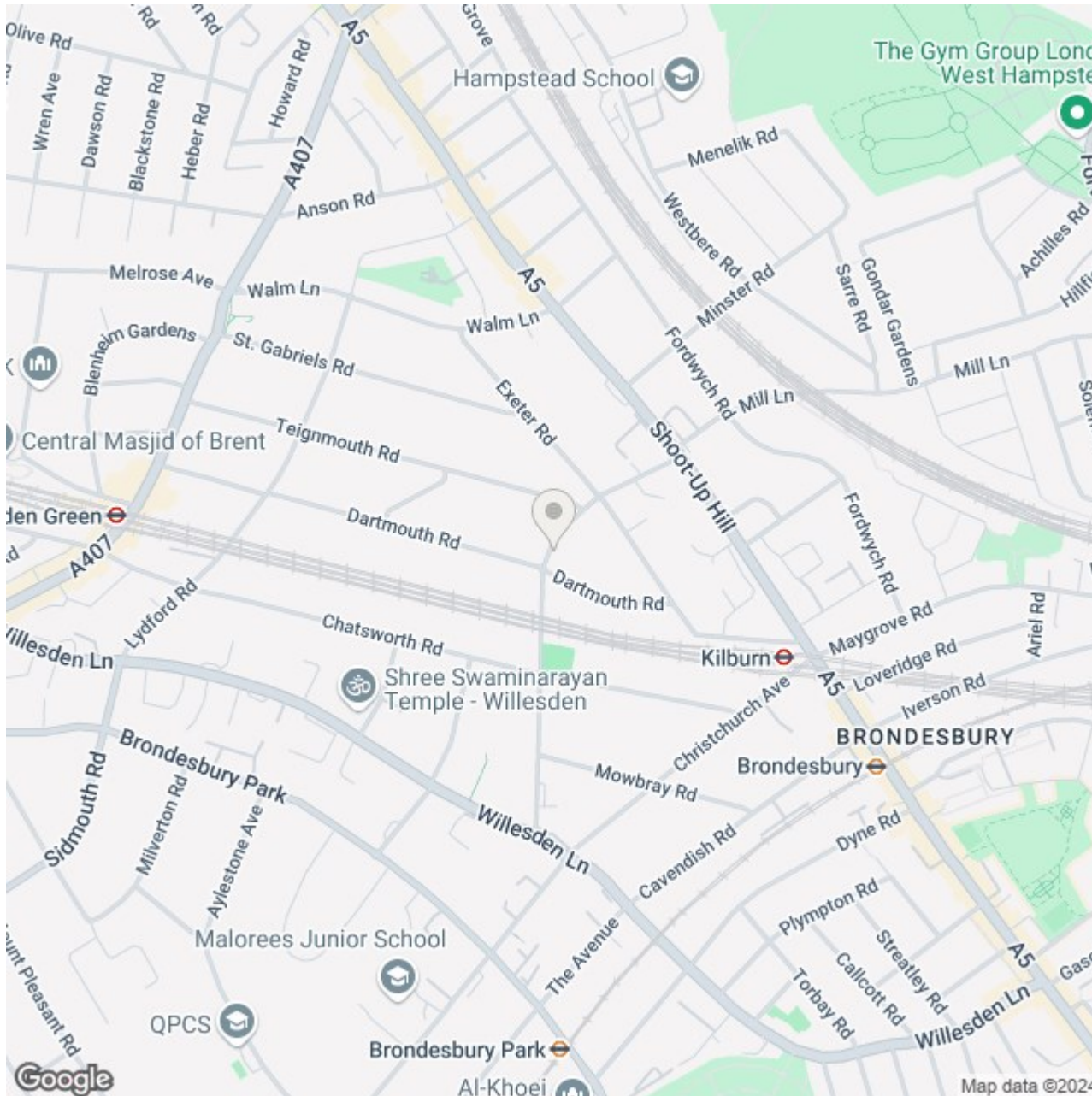
EPC: D

Brent (H)

Ref: 18798660

Location

Nestled within the prestigious Mapesbury Estate, Mapesbury Road exudes timeless charm with its expansive, tree-lined avenues and captivating red-brick architecture. This property boasts an enviable location, offering easy access to the vibrant amenities of Willesden Green, Queen's Park, and Kensal Rise. Residents will enjoy unparalleled convenience with excellent transport links, including Kilburn Station (Jubilee Line - Zone 2) and Brondesbury Station (Overground - Zone 2), ensuring effortless connectivity to the heart of the city. An idyllic setting for those who seek a harmonious blend of elegance, comfort, and urban convenience.



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EST. 1982

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