



Walm Lane
NW2

FOR SALE
FREEHOLD

£1,699,950

For Sale exclusively through Camerons Stiff & Co is this architecturally attractive terraced Edwardian house offering 2,550 sq/ft (GIA) of internal living accommodation.





Occupying a commanding position on Walm Lane, with views over St. Gabriel's Church to the front, the property offers an exciting opportunity to acquire a substantial family home in an excellent location.

The Ground Floor is split into two predominant living spaces; there's a sizeable double reception room (34 ft in length) at the front, while the kitchen/diner occupies the rear. There would be provision (STPP) to extend into the side-return to create a truly enviable entertainment space at the rear

The house boasts a distinctly cool aesthetic with lofty ceiling heights and wide strip wooden flooring. The kitchen

and side-return provide access to a mature and secluded 46 ft rear garden. It's worth noting that the garden isn't overlooked from the rear owing to the property's position in relation to Blenheim Gardens and Melrose Avenue.

The First Floor comprises three large bedrooms, all of which are serviced by a family bathroom in the midriff. The rear bedroom boasts a gorgeous terrace that has a really lovely outlook onto the rear gardens of the adjacent roads. The Second Floor offers three further bedrooms and one bathroom.

Viewing is highly recommended.





- Extensive period property with outstanding features
- Arranged over three floors - 2461 sq ft
- Six bedrooms, two bathrooms
- 2 large reception rooms and 22ft kitchen
- 29 ft kitchen/breakfast room leading onto garden
- Abundance of storage throughout
- Close to Willesden Green (Jubilee - Zone 2)
- Walking distance to 86 acre Gladstone Park
- Mature, tranquil well kept 46 ft rear garden
- COUNCIL: Brent (F)









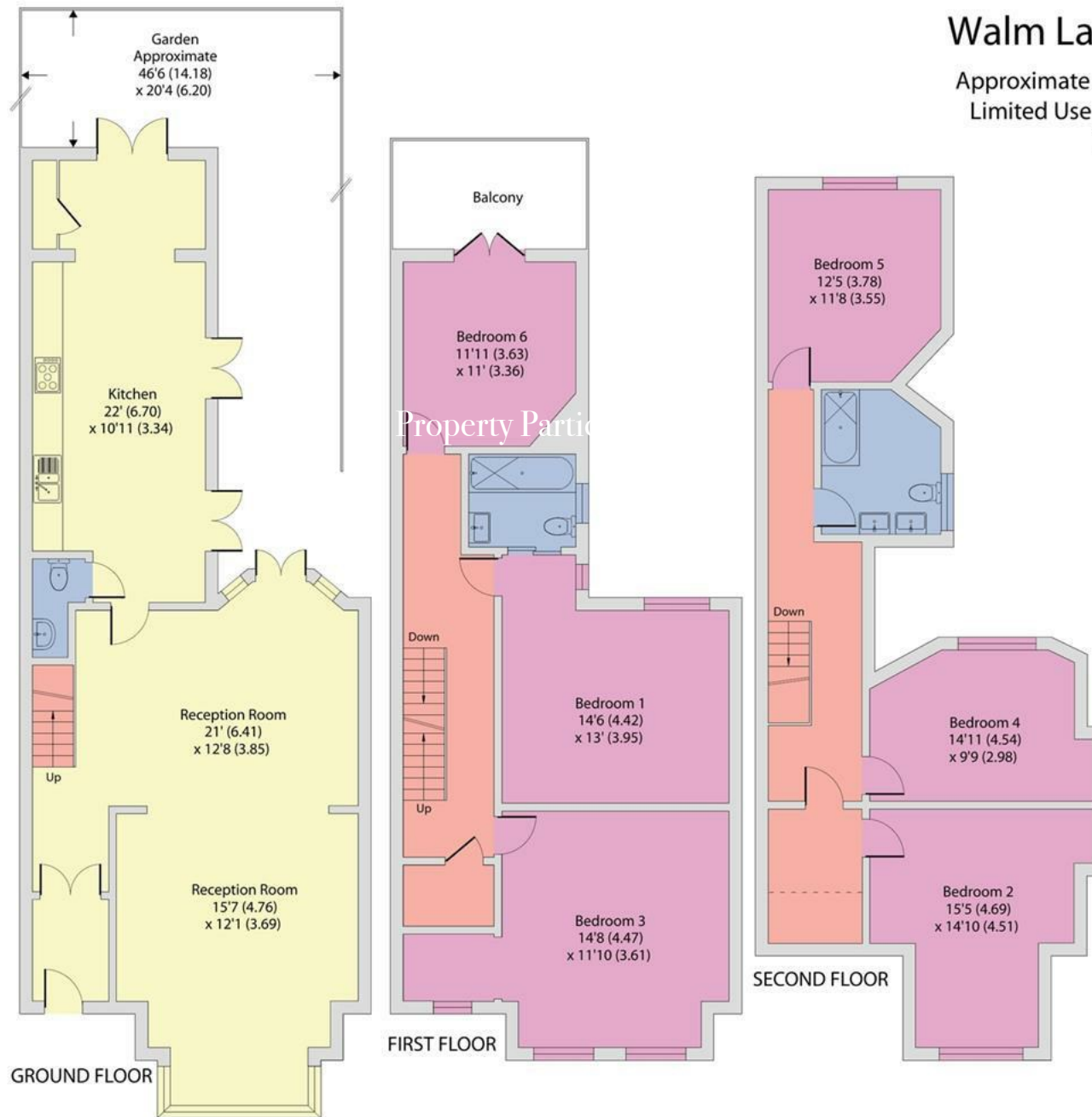
Walm Lane, London, NW2

Approximate Area = 2257 sq ft / 209.6 sq m

Limited Use Area(s) = 204 sq ft / 18.9 sq m

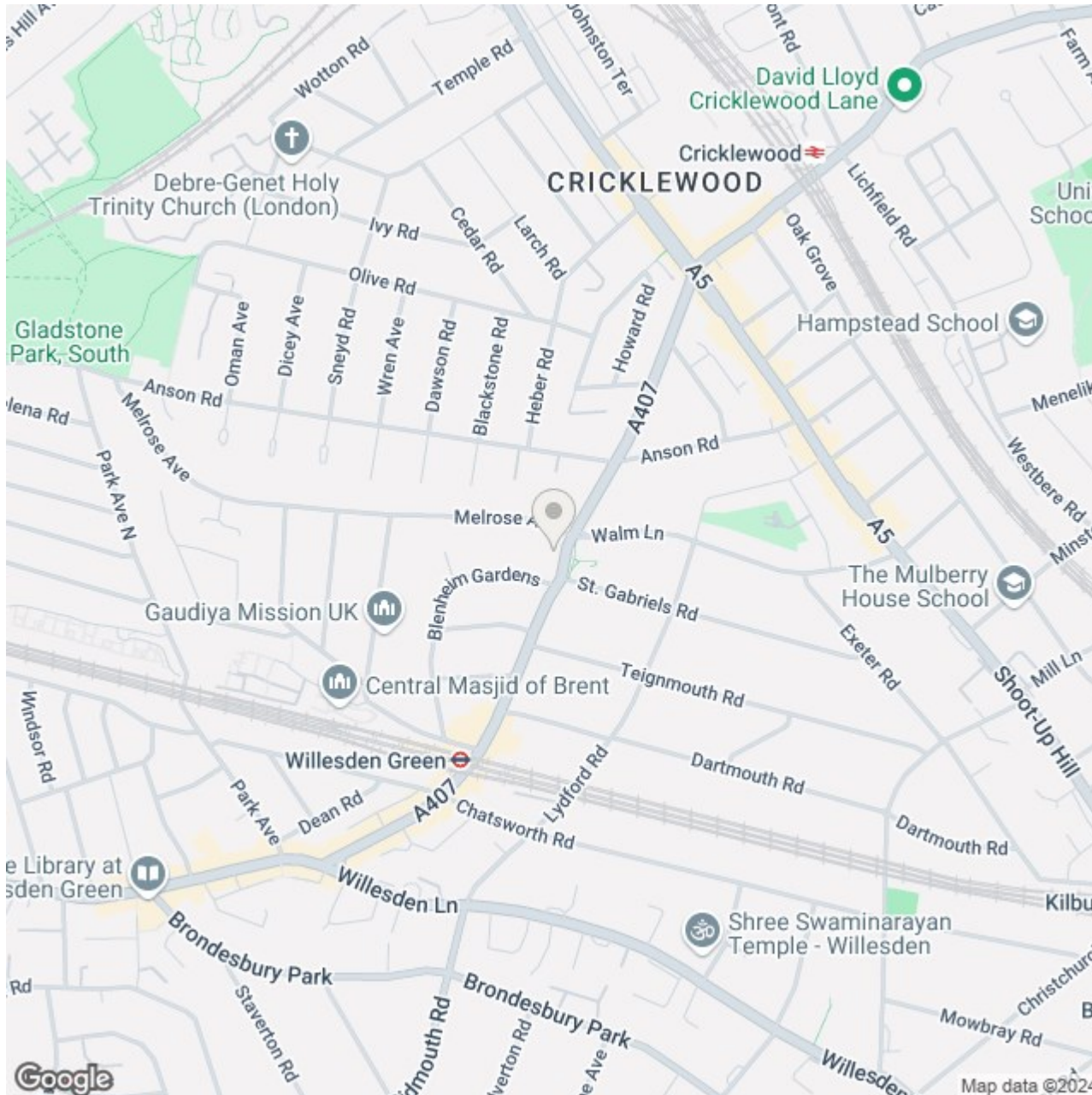
Total = 2461 sq ft / 228.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 1177934

Location



Situated within the heart of Willesden Green and on the borders of the Mapesbury Conservation Area is this rare opportunity to purchase an extensive sized family home. Within easy reach of the outstanding 86 acre Gladstone Park with its leafy walks, tennis courts, outdoor gym and plenty of space for a dog to run around. London is also within easy reach via the efficient and constant connection from Willesden Green Station (Jubilee - Zone 2). Bus routes also connect the area to Brent Cross Shopping Centre and Westfield Shopping Centre. Local amenities include: South Hampstead Cricket and Tennis Centres, Nuffield Sports Centre and then the coffee culture of Queen's Park. Good local schools include: Malorees Infant and Middle School, Salusbury Road and the NWLJS about five minutes drive away. Queens Park Community School provides an excellent choice for Senior School. Moments away from the varied amenities of the high street, in addition to Willesden Green Station (Jubilee). Queen's Park and Kensal Rise are also a short distance away. Early viewing is thoroughly recommended.

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EST. 1982

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