



Dawson Road
NW2

FOR SALE
FREEHOLD

£1,899,950

Set on a peaceful, tree-lined street in the heart of Willesden Green, this substantial double-fronted family residence offers an impressive 2,824 sq ft of versatile living space, thoughtfully arranged over three floors. The property presents a rare opportunity to acquire a stunning family home in a truly enviable location.







The Ground Floor welcomes you with a spacious entrance hall, leading to a bright front reception room featuring elegant ceiling cornicing—perfect for both entertaining and relaxing. To the rear, an expansive open-plan kitchen and dining area is bathed in natural light, showcasing high-spec appliances and seamlessly extending to the beautifully landscaped rear garden. This level also offers a flexible guest room, a practical utility room, and a convenient cloakroom.

The First Floor comprises a generous principal bedroom complete with a stylish ensuite, alongside two further double bedrooms - one currently used as a dressing room—and a contemporary family shower room.

The Top Floor offers a well-proportioned double bedroom with ample storage, a private study, and an additional shower room, creating the perfect space for guests or a home office.

Additional highlights include underfloor heating throughout, secure gated parking for two vehicles, and an installed Tesla electric charger.

Early viewing of this stylish property is highly recommended.





- Double-fronted 4/5 bedroom family home
- Spanning 2,824 sq ft across 3 floors
- Spacious hallway leading to a bright and airy front reception room
- Open-plan kitchen/dining room with high-spec appliances
- Guest room, utility room, and a convenient cloakroom
- Underfloor heating throughout
- Generous principal bedroom with a stylish en-suite bathroom
- Beautifully maintained rear garden
- Secure gated parking for two cars
- Council: Brent (F)

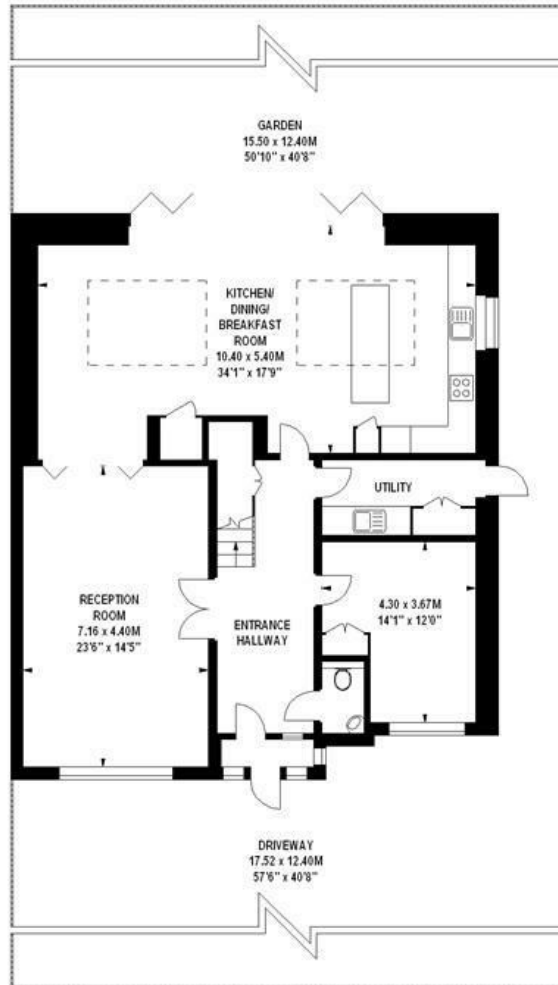






Dawson Road, Willesden Green NW2

Approximate gross internal area
 262 sq m / 2824 sq ft
 (Including Eaves Storage)
 Eaves Storage
 16 sq m / 174 sq ft



1407 sq ft
Ground Floor



460 sq ft
Second Floor

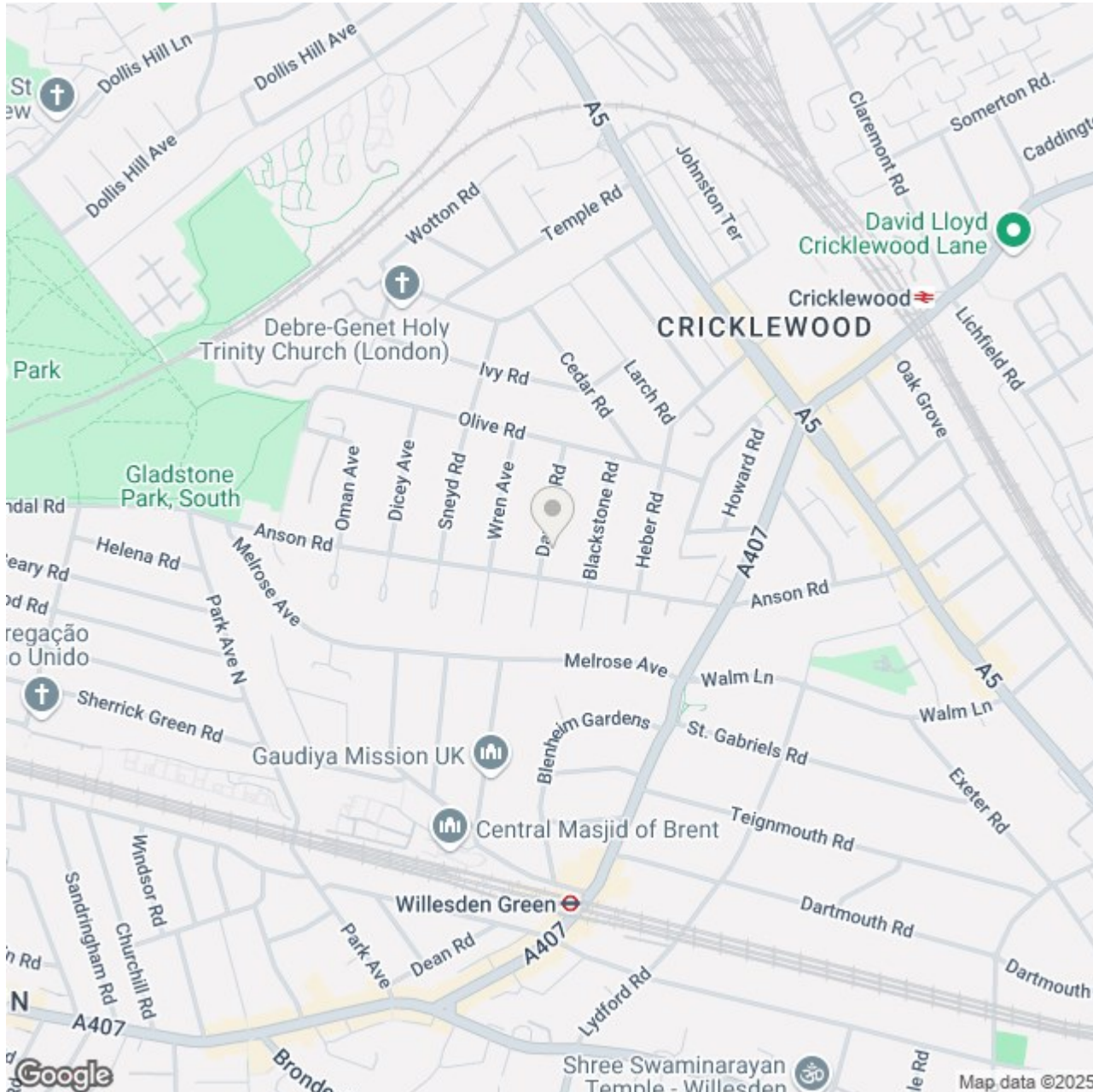


783 sq ft
First Floor

Approx 2824.00 sq ft
 EPC: C
 Brent (F)
 Ref: 17336176

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Location



Located on Dawson Road, this sought-after location benefits from tree-lined streets, a strong sense of community, and proximity to local schools, fitness centres, and weekend farmers' markets. Just moments from the expansive 86-acre Gladstone Park, this charming property offers the perfect blend of green spaces and urban convenience. Ideally situated near the vibrant hubs of Willesden Green and Cricklewood, residents can enjoy an array of boutique shops, cosy cafés, popular restaurants, and essential amenities. Excellent transport connections make commuting seamless, with Willesden Green Station (Jubilee Line – Zone 2) providing swift access to central London, while Cricklewood Station (Thameslink – Zone 3) offers direct routes to key destinations such as St Pancras International and Luton Airport.

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