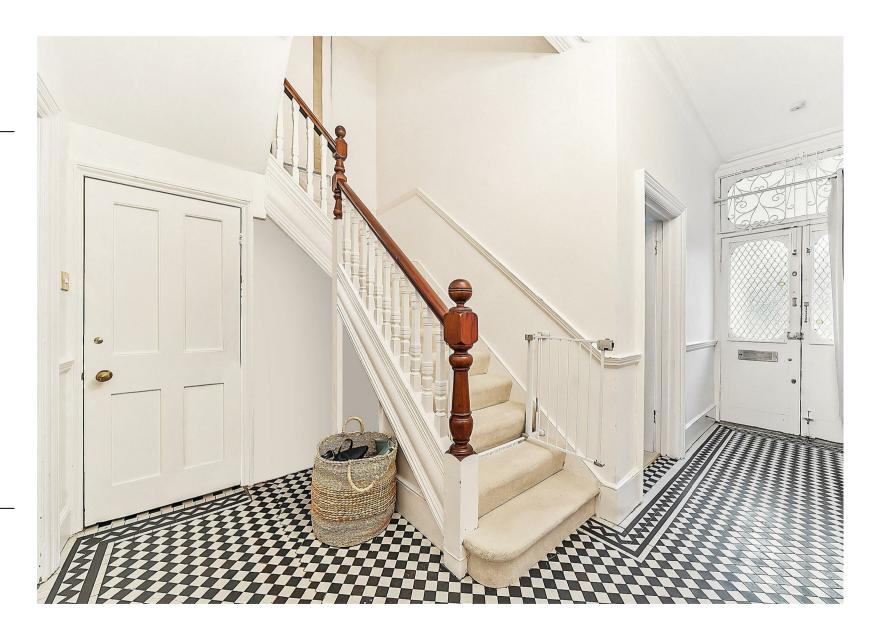


Dartmouth Road NW2

FOR SALE FREEHOLD

£2,799,950

FOR SALE exclusively through
Camerons Stiff is this doublefronted, detached sixbedroom home, offering
2,866 sq ft of living space
across three floors. Situated
on a prominent plot within the
sought-after Mapesbury
Conservation Area, this
residence boasts timeless
elegance and generous
proportions.





Upon entering, you are welcomed by a grand hallway, where an elegant mahogany staircase immediately sets the tone for the home's refined character. To the left, an expansive 41'4 x 13'5 ft double reception room showcases a striking bay window and intricate ceiling cornicing, exuding timeless elegance. To the right, a spacious office versatile enough to serve as a seventh bedroom—adds to the home's flexibility. A guest WC is conveniently located by the staircase. At the rear, a modern kitchen, dining room, and conservatory create a perfect space for both family living and entertaining. This floor also benefits from external storage.

Outside, the property boasts an impressive 165 ft southfacing garden. Additionally, off-street parking for three cars enhances both practicality and convenience.

On the First Floor, the spacious bay-fronted principal bedroom benefits from an ensuite, while two additional well-proportioned bedrooms are served by a separate family bathroom and WC. The Second Floor offers three further bedrooms, all showcasing exquisite William Morris Edwardian tiled fireplaces and impressive ceiling heights, adding to the home's period charm. A second family bathroom completes this level.

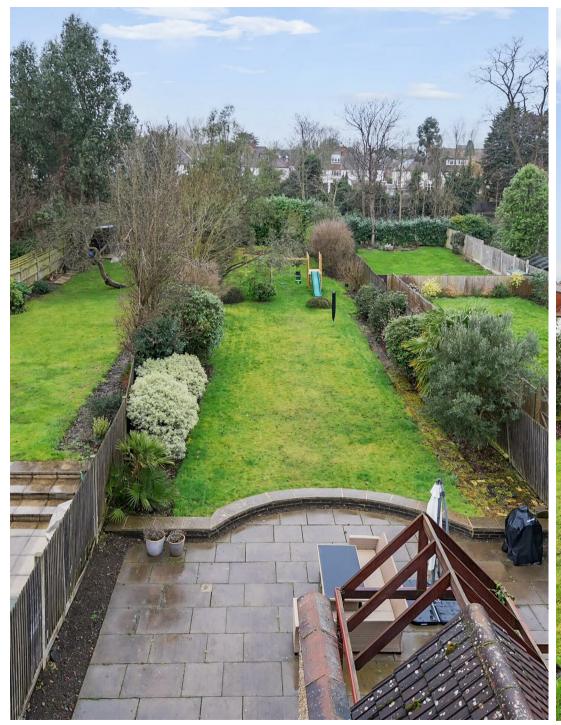




- Exceptional doublefronted, detached home
- 6 bedrooms, 3 bathrooms, 1 reception room
- Boasting 2,866 sq ft of accomodation
- Versatile office space
- Contemporary kitchen, dining room, and conservatory
- Off-street parking for three cars
- 165 ft south-facing rear garden
- Vibrant culture & green spaces nearby
- Viewing is highly recommended
- Council: Brent (G)









Dartmouth Road, London, NW2 Approximate Area = 2866 sq ft / 266.2 sq m Limited Use Area(s) = 11 sq ft / 1 sq m Garden Approximate Outbuilding = 20 sq ft / 1.9 sq m 165'11 (50.58) Total = 2897 sq ft / 269.1 sq mx 33'7 (10.23) For identification only - Not to scale Kitchen 14'10 (4.52) max Store x 10'7 (3.23) max 3'8 (1.12) Conservatory x 2'4 (0.70) 8'11 (2.72) **Denotes restricted** x 5'2 (1.57) head height Store 3'8 (1.12) x 2'4 (0.70) **Dining Room** 12'11 (3.93) Bedroom 2 Bedroom 5 x 11'1 (3.38) 14' (4.27) max 13'10 (4.21) max x 13'5 (4.09) max x 11'5 (3.47) into bay Bedroom 4 13'11 (4.24) max x 13'6 (4.12) into bay Down Reception Room 41'4 (12.60) into bay x 13'5 (4.09) max Bedroom 3 13'11 (4.24) max Bedroom 1 x 13'11 (4.23) into bay Office Bedroom 6 19'8 (5.99) into bay 13'1 (4.00) 13'9 (4.20) x 13'5 (4.10) max x 8'11 (2.72) x 12'4 (3.75) SECOND FLOOR **GROUND FLOOR**

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). @nichecom 2025. Produced for Camerons Stiff & Co. REF: 1253201

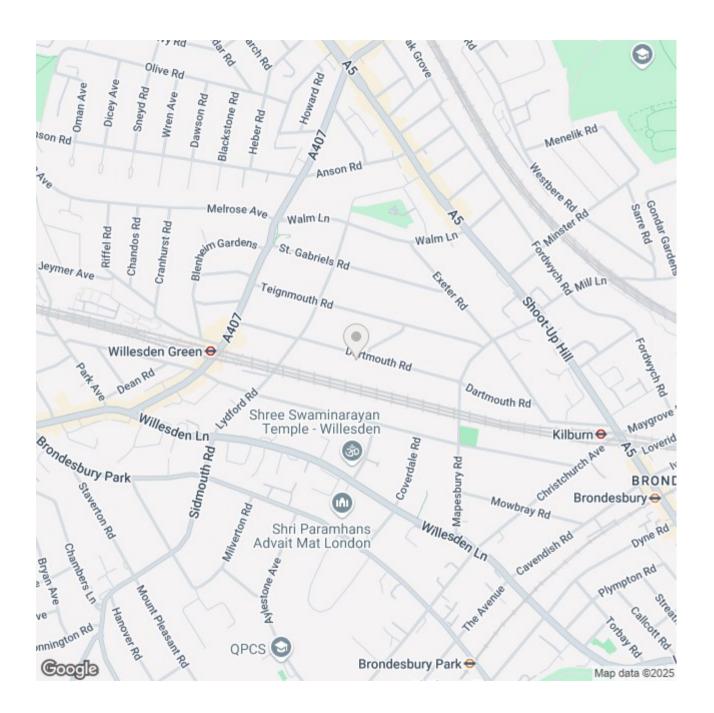
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Approx 2866.00 sq ft

EPC: E

Brent (G)

Ref: 18471248



Location

Nestled within the prestigious Mapesbury Conservation Area, this exceptional family home is perfectly positioned near outstanding schools, boutique shops, and charming cafés. Moments from Kilburn and Willesden Green (Jubilee Line, Zone 2), the property provides swift access to central London, while the sought-after neighbourhoods of West Hampstead, Queen's Park, and Kensal Rise are just a short stroll away. Discover the tranquil Mapesbury Dell, indulge in culture at the Kiln Theatre.

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These particulars are a guide, not an offer or contract. Property descriptions, photographs and floor plans are not to be taken as statements or representations of fact. Although every effort has been taken to ensure the measurements provided are as accurate as possible, they are to be assumed approximate and not to scale. Prospective purchasers must verify the accuracy of the information provided here through private means. Camerons Stiff & Co. does not give any representations or warranties; nor does Camerons Stiff & Co. Represent the Vendor legally. Camerons Stiff & Co. assume no liability, for any costs, losses or expenses incurred by the Vendor or a prospective purchaser relating to any transaction regarding this property.

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