



Mapesbury Road
NW2

FOR SALE
FREEHOLD

£5,850,000

For Sale exclusively through
Camerons Stiff & Co. and
situated in a commanding
position within the coveted
Mapesbury Conservation Area, is
this striking and expansive family
home that exudes architectural
sophistication and creative
ingenuity.







Situated across four sprawling floors, exquisite materials, unique structural innovation and a timeless colour palette combine to result in a masterclass in distinctly family-centric design. The property boasts a handsome and storied facade, exemplifying gorgeous decorative features that are synonymous with the Conservation Area. Bursting with character, the house is set back 42 ft from Mapesbury Road behind wrought-iron railings. The driveway is sizeable and has parking provision for up to four cars.

Upon entering, the property's size and scale become immediately apparent, as does its convivial arrangement, abundance of natural light and soaring ceilings. The current owners have meticulously implemented a contemporary



design scheme that places the property's Edwardian architectural typology at its forefront, underscoring exquisite ceiling cornicing, hardwood basketweave and parquet flooring, and stained-glass window panels.

The ground and lower ground floors are deeply cohesive, boasting superb volumes and a pragmatic layout perfect for family living. The lower ground floor is exemplary; we rarely see basement conversions of such an exceptional size, scope and height. The patio features a specially commissioned beautiful mosaic by a local artist. The rear of the property is particularly impressive, boasting an imposing white-washed rendered facade in a 'Cape Dutch' style. The mature and





secluded south-facing rear garden is 123 ft in length and is a sanctuary of calm.

The house comprises of six bedrooms, five bathrooms, four of which are en-suite. The principal suite is situated on the first floor at the rear.

Early viewing is highly recommended through Camerons Stiff & Co. acting as Joint Agents.



- Impressive period property within the coveted Mapesbury Conservation Area
- Attention to detail throughout this elegant home
- Bursting with a stylish charm with a tranquil feel
- Rustic style kitchen opening onto the rear garden
- Exemplary styled, open air terrace with commissioned mosaic
- 3 generous reception rooms, 6 bedrooms, 5 bathrooms (4 en-suite) and a steam room/shower
- Ample sized gym with mirrored walls and air conditioning
- Secluded 123 ft rear garden with terrace and mature planting
- Sizeable driveway with parking provision for up to four cars.
- Energy Saving Technology including Solar Panels and Voltage Optimisers









MAPESBURY ROAD

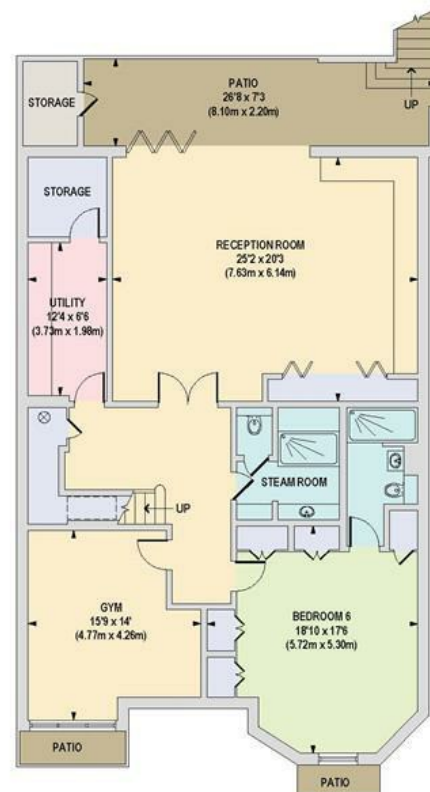
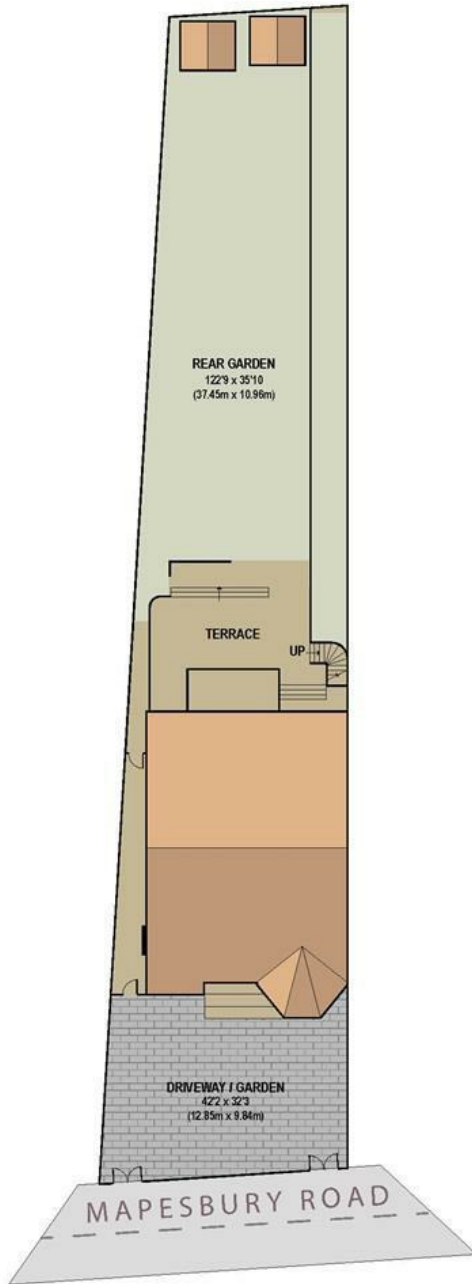
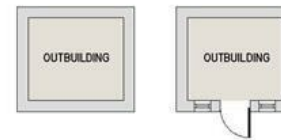
London - NW 2



Approximate Gross Internal Floor Area

5278 sq. ft / 490.4 sq. m (Including Eaves & Outbuildings)

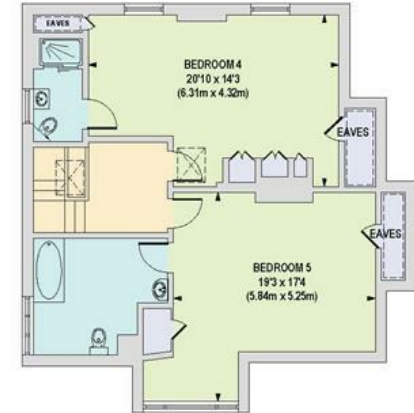
5134 sq. ft / 476.9 sq. m (Excluding Outbuildings & Including Eaves)



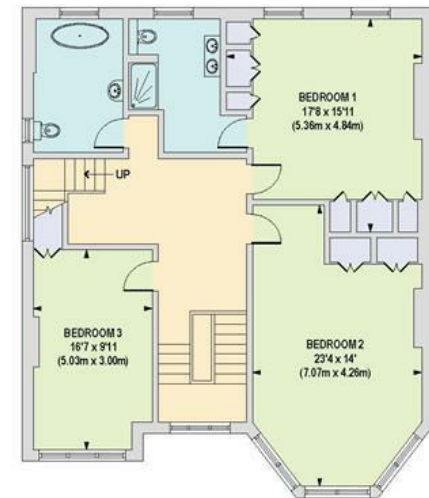
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Approx 5278.00 sq ft

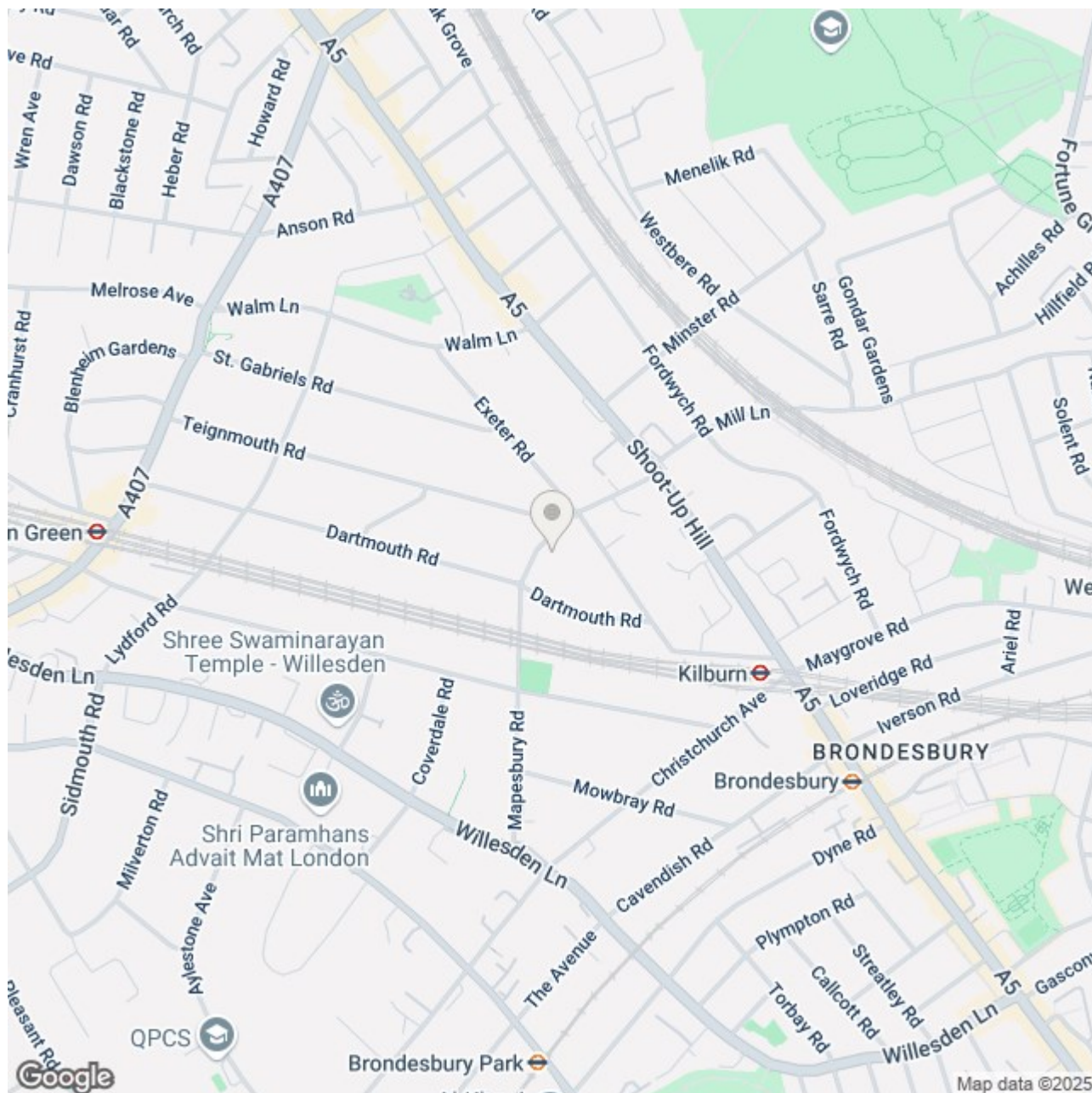
EPC: C

Brent (H)

Ref: 199711952

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 Queen's Park, West Hampstead, Willesden Green, and Kensal Rise all close by, offering a vibrant mix of shops, cafes, restaurants and excellent community spaces. For families there are a good selection of nurseries that include: Mulberry House, Arnold House and Crickets Montessori through to top-tier secondary schools such as UCS, South Hampstead, Highgate and Channing. School-run bus services also offer direct transport for North London Collegiate School, St Paul's Boys and St Paul's Girls School from the immediate area. 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. For those who like the outdoor life, the green expanses of Hampstead Heath are just a five minute drive away, and Gladstone and Queen's Park are ideal for gentle strolls.



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CAMERONS STIFF & Co.
EST. 1982

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