



Mapesbury Road, NW2

A rare opportunity to purchase this five bedroomed Victorian freehold maisonette spread over 2500 sq ft situated in an excellent location within the prestigious Mapesbury Conservation Area.

The property benefits from its own private entrance, grand hallway, interconnecting receptions, conservatory opening onto a 73 ft secluded walled garden, two bathrooms (one en-suite) and off street parking. The flat incorporates a loft with potential to extend into a 2 bedroom, 1 bathroom suite subject to planning permission.

Additionally, the property offers a fantastic investment opportunity in the form of a separate self-contained ground floor flat with a lease of c60 years remaining. Whoever buys the maisonette will benefit from the money recuperated from the lease extension, or

may be able to acquire the flat at a future date.

An interesting buy with development & investment potential from many angles.

- 5 bedroom maisonette, spanning 2522 sq ft
- 2 bathrooms (1 en-suite)
- Own entrance & off street parking
- Large loft with potential to create 2 beds & 1 bath
- Lease investment & interesting development opportunities
- Close to Kilburn Jubilee Line Station

£1,300,000 Freehold

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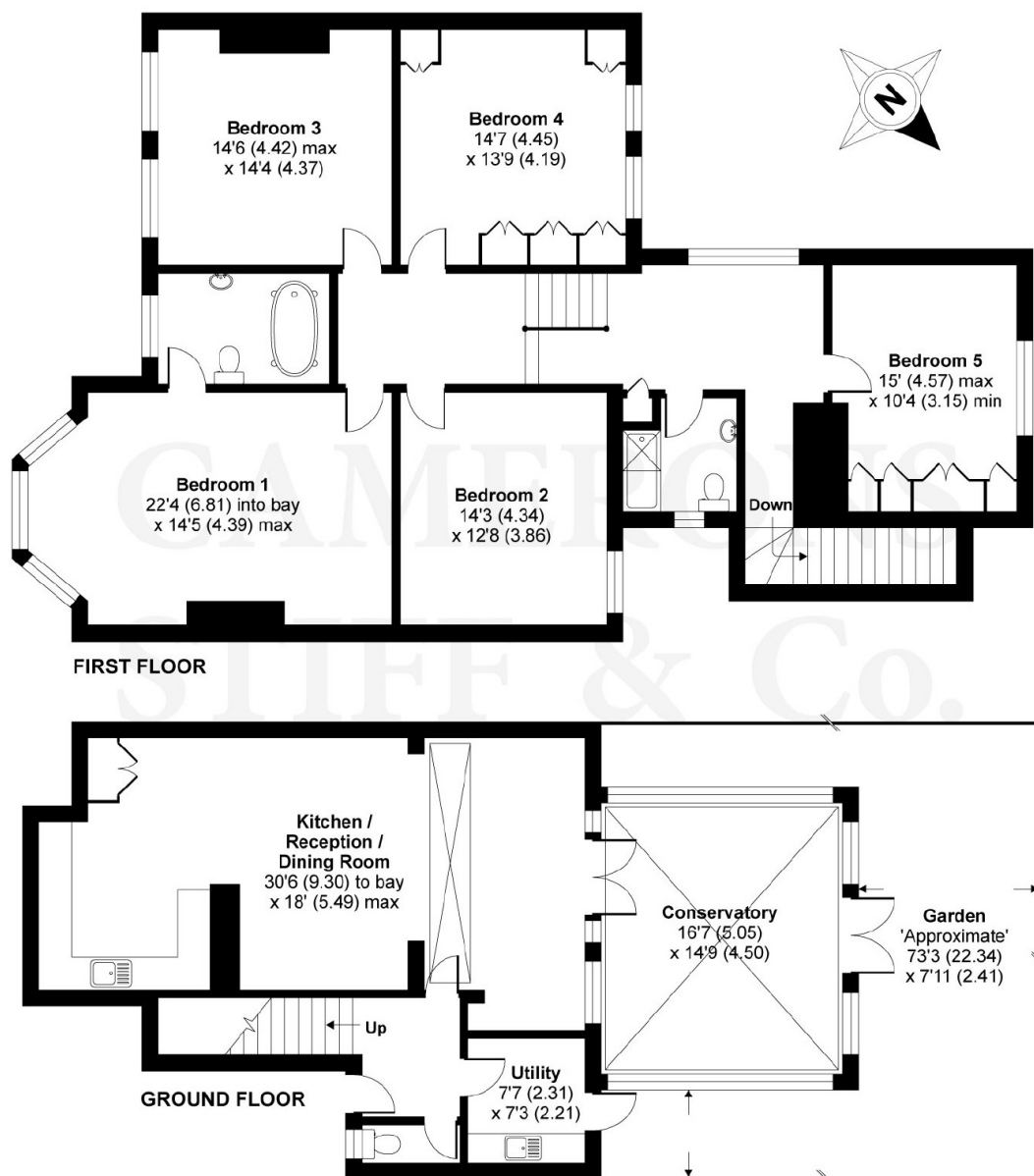


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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)	49	59
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Mapesbury Road, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 2522 SQ FT 234.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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