



**Dartmouth Road, NW2**



6



2



3



3222.00  
sq ft

A meticulously designed detached Edwardian villa with original red bricks, situated within the coveted Mapesbury Conservation Area offering in excess of 3222 sq ft of internal living accommodation. The property presents a unique opportunity to acquire a beautifully refurbished and substantial family home.

Upon entering, it is clear that a stringent interior and architectural design process has taken place. The layout of the Ground Floor has been designed to maximise the available space and the result is spacious and expansive lateral family living. To the left of the entrance hallway, there is a gorgeous front living room that is an eclectic mixture of original Edwardian architectural features and sympathetic contemporary styling, featuring original wooden parquet flooring, ceiling cornicing and dado railing. To the right of the entrance hallway, there is a cloakroom, downstairs WC and utility room.

The rear of the property is extremely impressive, and is comprised over two levels. This living area has been beautifully designed, and comprises of a television space on the higher level and the kitchen/dining area on the

**£2,850,000 Freehold**



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lower. Featuring floor-to-ceiling bi-folding doors and skylights, this space is perfect for entertaining. An expansive 87ft mature garden with terrace accessible through the rear, as well as the side return.

The First Floor is equally as impressive, featuring a spacious master en-suite bathroom which occupies the entire width of the front of the property, as well as three further bedrooms, all of which are serviced by a second family bathroom. The Second Floor offers two further bedrooms, which could also be used as a children's entertainment space. There is an additional bathroom on this floor.

Dartmouth Road is a quiet, tree-lined residential street in the Mapesbury Conservation Area. The property is ideally situated to access the amenities of Willesden Green. Local transport links include Willesden Green (Jubilee).



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- A meticulously designed detached Edwardian villa.
- Offering in excess of 3200 sq ft of internal living accommodation.
- Eclectic mixture of original Edwardian architectural features and sympathetic contemporary styling.
- Six bedrooms, three bathrooms (one en-suite) and one downstairs W/C.
- Situated within the Mapesbury Conservation Area.
- Mature 87ft rear garden and terrace
- Off-street parking.
- Featuring floor-to-ceiling bi-folding doors and skylights.
- Willesden Green (Jubilee) Station and a selection of local bus routes into Central London.
- Viewing highly recommended.



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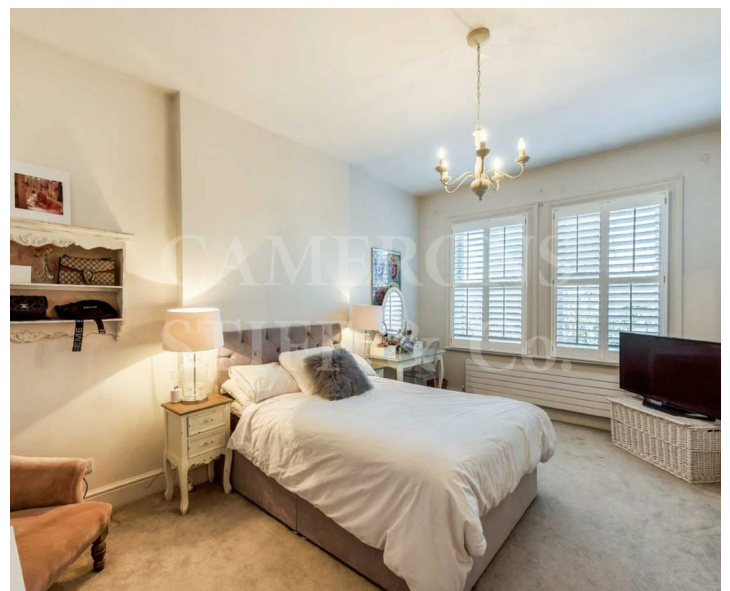
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Dartmouth Road, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 3222 SQ FT 299.3 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)



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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