



HUNTERS[®]
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Mapesbury Road, Mapesbury Conservation, London, NW2 Offers In Excess Of £1,995,000



Hunters are delighted to present this exceptional new-build home in the prestigious Mapesbury Conservation area, arranged over four floors and offering approximately 3,400 square feet of high-spec internal living space.

Meticulously crafted to suit both sophisticated entertaining and modern family living, the home features seven well-proportioned double bedrooms, four bathrooms, an additional cloakroom, two spacious reception rooms, a rear garden with a bespoke outbuilding, a front garden with gated off-street parking, and two balconies.

High-end specifications include underfloor heating to the first and lower floors, a mechanical ventilation heat recovery system, TV recesses, bioethanol fireplaces, air conditioning throughout, and advanced security features including circuit breakers, and integrated fire and smoke alarms.

Located in the highly sought-after Mapesbury Conservation neighbourhood, the property benefits from superb transport links with Kilburn station (Jubilee line, 0.2 miles) and Brondesbury Park Overground (0.4 miles) both within easy walking distance. A number of well-regarded schools and excellent local leisure clubs are also close by, making this an outstanding opportunity for families and professionals alike.

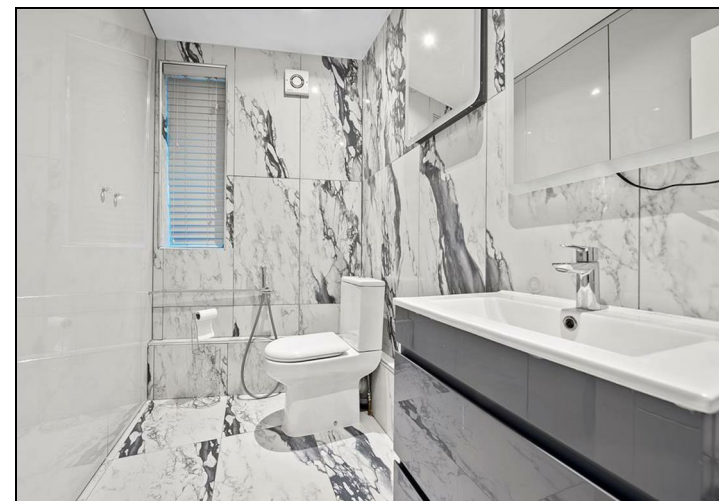
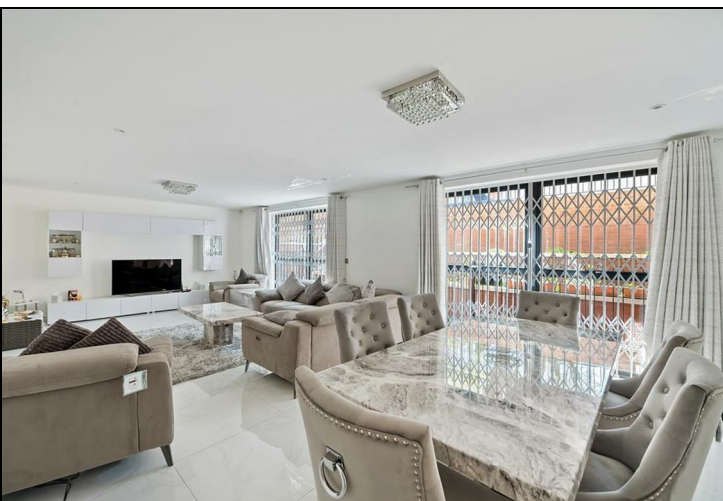
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westhampsteadsales@hunters.com | www.hunters.com

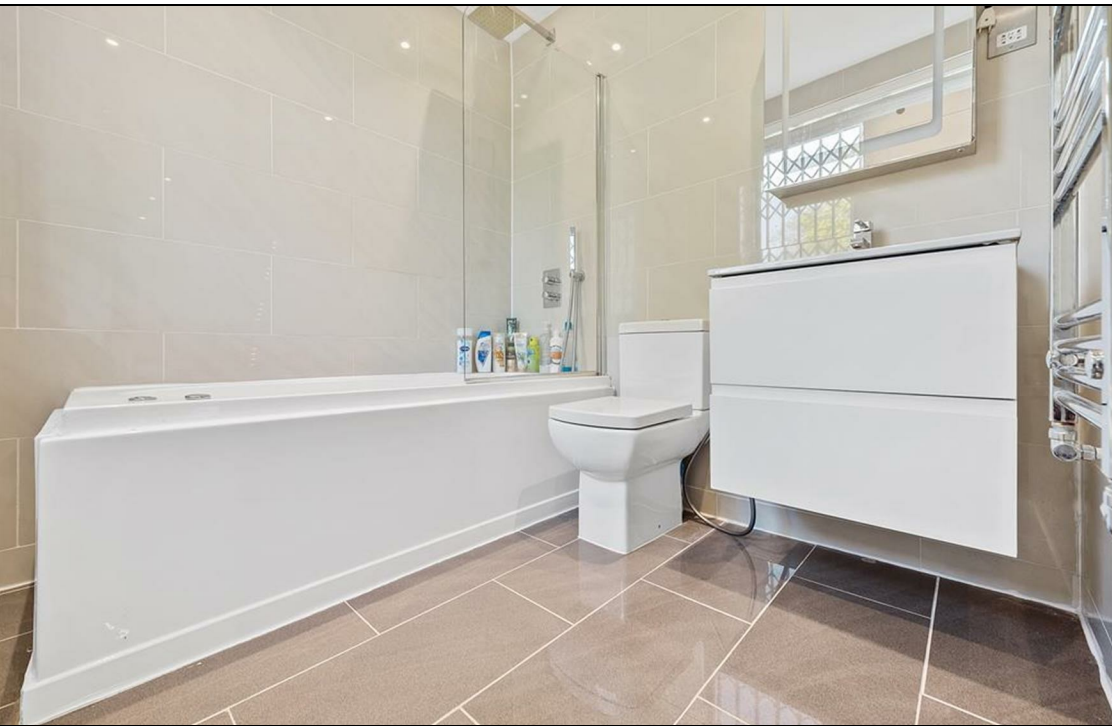
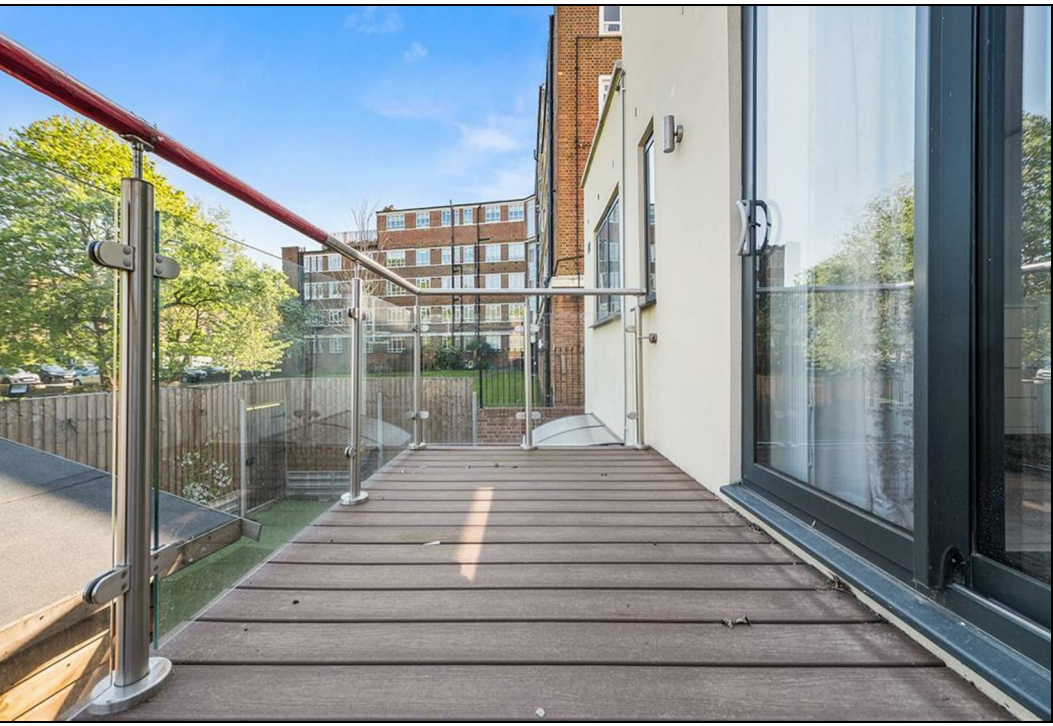


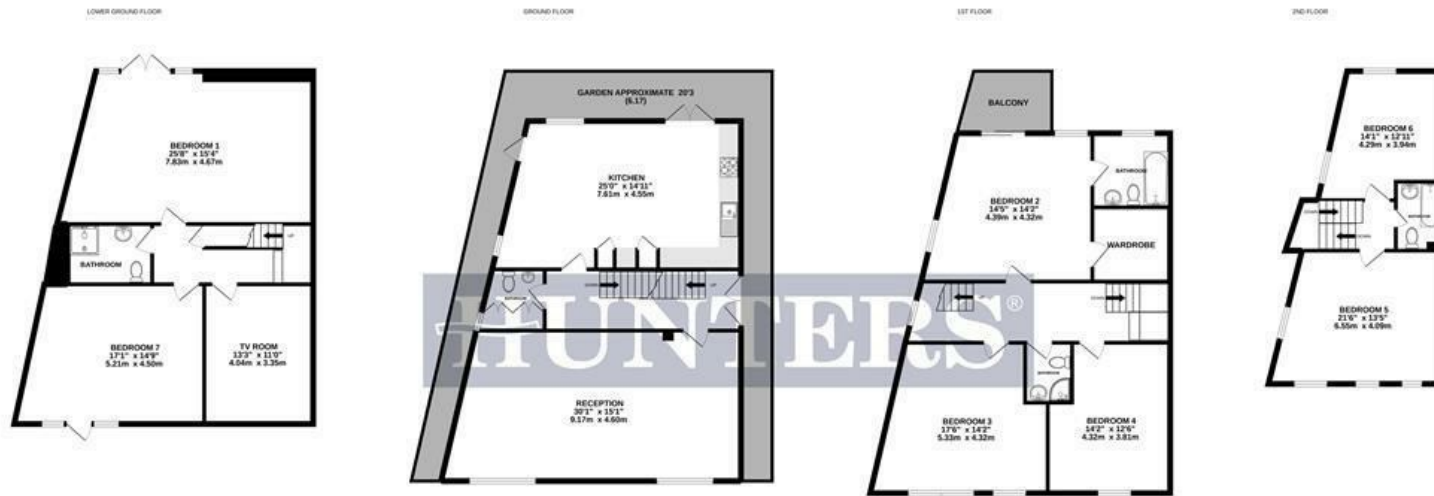
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KEY FEATURES

- Outstanding seven bedroom, four bathroom family home
 - Mapesbury Conservation area
- Over 3400 sq.ft. of internal living space
- Patio, rear garden, and two balconies
 - Off-street parking
 - Underfloor heating
- Advanced security system
 - Sold chain-free



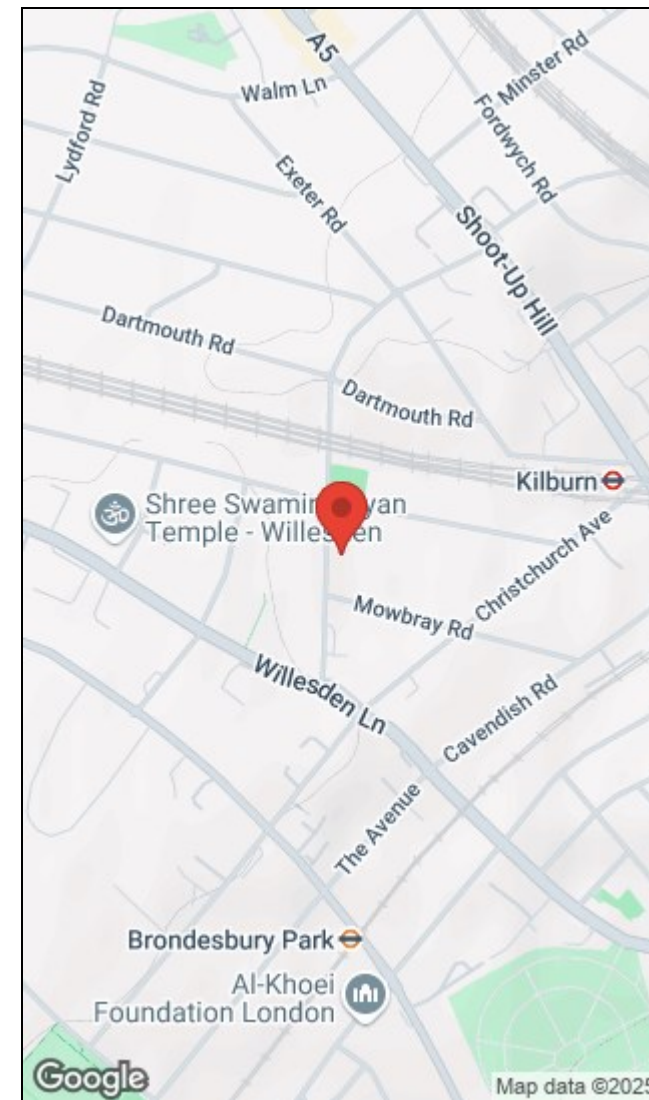




7 BEDROOM HOUSE

TOTAL FLOOR AREA : 3401sq.ft. (316.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		88	91
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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