



Walm Lane,  
NW2

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FOR SALE  
FREEHOLD

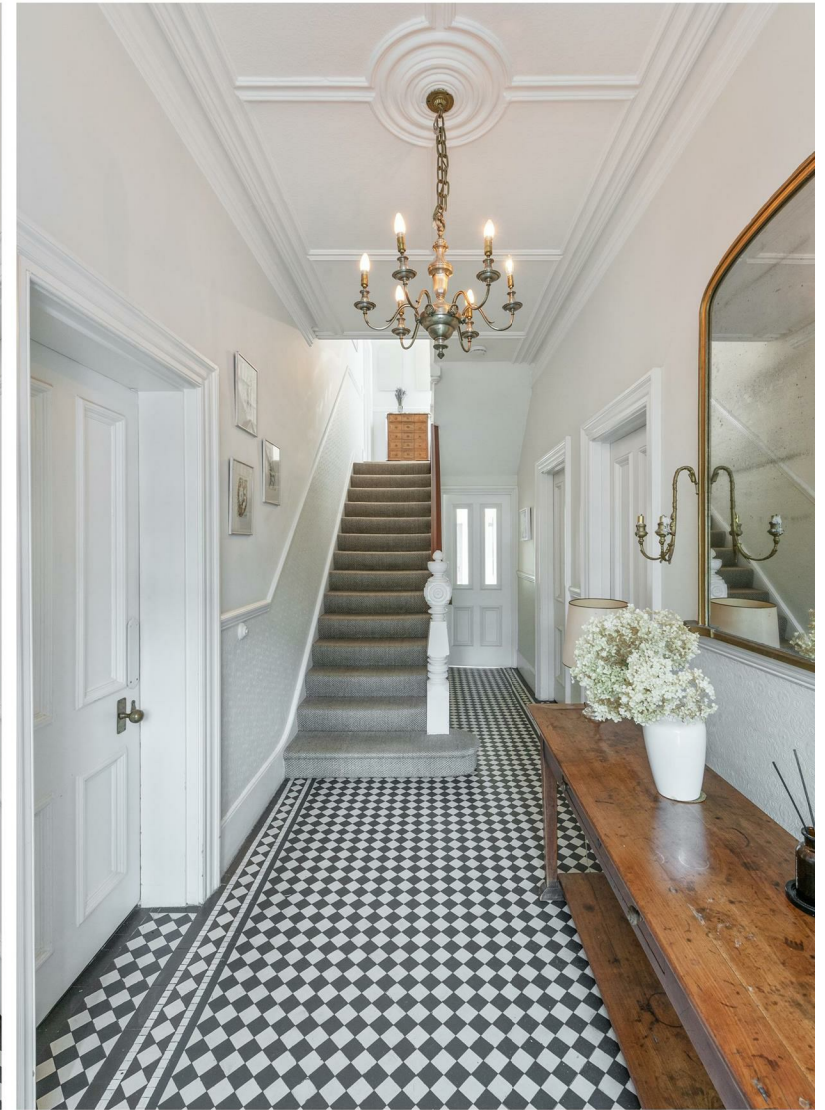
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£3,525,000

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A substantial and imposing Edwardian detached house, offering 4,076 sq ft of internal living accommodation over three floors. Situated within the coveted Mapesbury Conservation Area, this house offers a rare opportunity to acquire a five-bedroom family home of superb proportions in a truly enviable location.

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Upon entering, it becomes immediately apparent that the current owners have implemented a design scheme that's contemporary in scope, yet distinctly sympathetic to the building's original character. The property retains a number of Edwardian decorative architectural features throughout, including stained-glass in the entrance vestibule, monochrome checkerboard ceramic tiling in the hallway, ceiling cornicing, picture/dado rails and cast-iron fireplaces in the reception rooms.

The Ground Floor is constituted around a main entrance hallway, off which all the rooms are accessed. There are two generous double reception rooms either side of this.



The kitchen/diner is particularly impressive, offering an expansive and high specification Gaggenau kitchen that's flooded with natural light throughout the day owing to two sky lights one of which runs the length of the room. The mature rear garden measuring 115 ft offers direct access to the 'Pocket Park' known as the Mapesbury Dell.

The Upper floors boast five bedrooms and four bathrooms. The principal bedroom is situated on the First Floor and benefits from an ensuite bathroom. There is plenty of storage space including a linen cupboard. The Second Floor is self-contained with a kitchen and sitting room.





- Substantial Edwardian detached house
- Located in the prestigious Mapesbury Conservation Area
- Offering 4,076 sq ft of internal living space across three floors
- 5 bedrooms, 4 bathrooms, 2 reception rooms
- Retains stunning Edwardian architectural features
- High-spec Gaggenau kitchen/diner with skylights and bi-folding doors
- First Floor principal bedroom with ensuite and ample storage.
- Mature 115ft rear garden with direct access to the Mapesbury Dell
- Carriage driveway with OSP for 3 cars
- Snug TV room









# WALM LANE

London - NW 2



Approximate Gross Internal Floor Area

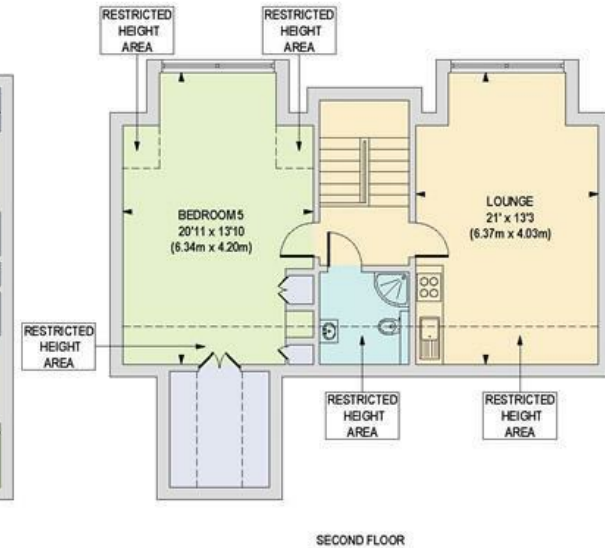
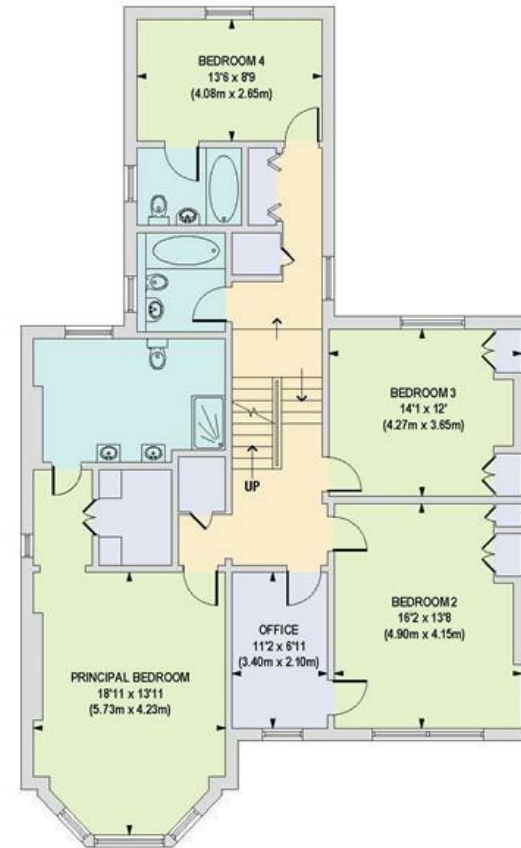
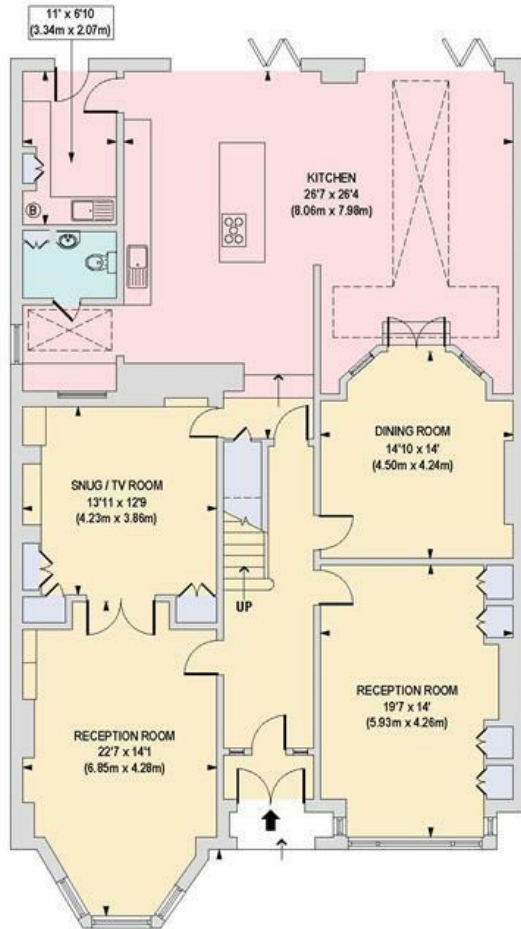
4076 sq. ft / 378.71 sq. m (Including Restricted Height Area)

3903 sq. ft / 362.56 sq. m (Excluding Restricted Height Area)

REAR GARDEN  
114'5 x 41'11  
(34.91m x 12.72m)

DRIVEWAY  
41'11 x 31'2  
(12.72m x 9.45m)

WALM LANE



EPC: D

Brent (G)

Ref: 18174130

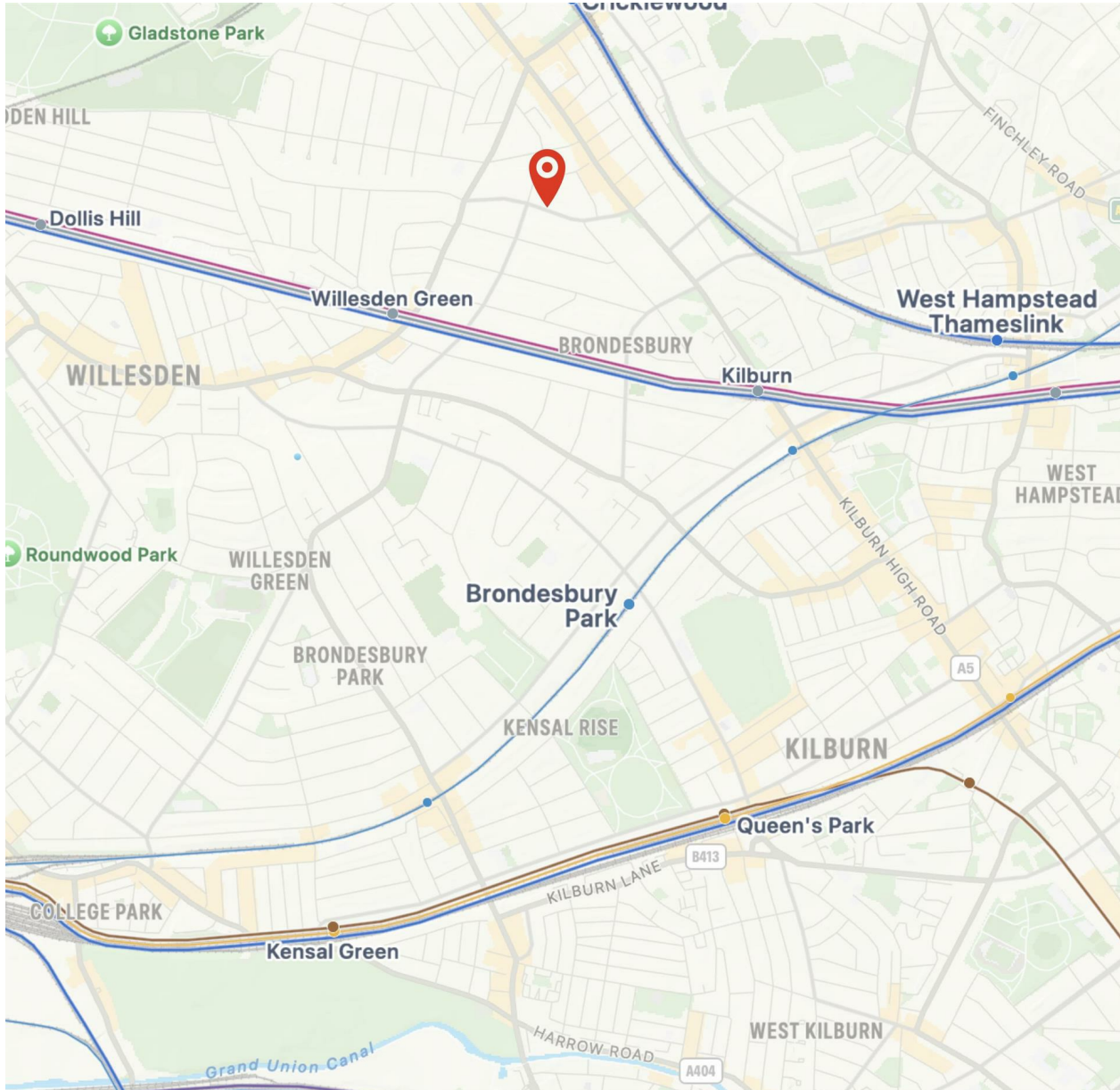
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# Location

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Located in a wide, tree lined street in the highly sought after Mapesbury Conservation Area, this spacious family home offers easy access to Queen's Park and West Hampstead both of which have a variety of restaurants, cafés and local shops. It is also close to the 86-acre Gladstone Park with its scenic views and tennis courts. The property enjoys excellent transport links: the Jubilee Line is a short distance away at Willesden Green (zone 2), the Thameslink line (with a direct line to Luton and Gatwick Airports and three stops to London Kings Cross International and Eurostar) and the Mildmay/North London overground line at Brondesbury (direct access to Kew, Richmond, Imperial Wharf in the West and Islington, Hackney and Stratford to the East). The A1 and M1 are within easy driving access. The area has a great many school options including Our Lady of Grace, Mulberry House, Malorees Infant and Junior Schools, NWLJS as well as a number of schools in Hampstead.

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