



Exeter Road
NW2

FOR SALE
FREEHOLD

£3,000,000

We are proud to offer as joint sole agents For Sale this exceptional detached Edwardian villa offering 3,324 sq ft of internal and ancillary living accommodation. Situated in a commanding position on one of the most coveted roads in the Mapesbury Conservation Area, the property offers a unique opportunity to acquire a substantial and imposing family home in a truly enviable location.







The property exemplifies the exquisite red-brick architecture that defines the conservation area; colloquially, it exudes 'kerb appeal' in abundance. The frontage is simply outstanding, featuring low-lying privet hedgerows, wrought-iron gates and dense foliage beds. A stunning mature magnolia tree is the centrepiece of the front garden and offers seclusion to the front reception. There's off-street parking provision for one vehicle.

Upon entering, the property's size and scale become immediately apparent. The house offers superb proportions throughout and the accommodation has been designed to be distinctly





family-centric.

To the left of the entrance hallway, there's a generous front reception room and to the right, an office / home studio. The rear is particularly impressive, offering a large kitchen / dining space. This space is abundant in natural light owing to several skylights and a conservatory. Offering exceptional space, the rear garden extends an impressive 196 ft. There's a cabin at the bottom of the garden.

The Upper Floors offer five bedrooms, four of which are en-suite. The principal bedroom is located on the First Floor and features built-in wardrobes.

Early viewing is thoroughly recommended.





- Detached Edwardian villa offering 3,324 sq ft
- 5 bedrooms, 5 bathrooms, 3 reception rooms
- Striking red-brick façade with exceptional kerb appeal
- Bright open-plan kitchen/dining space with conservatory and skylights
- Formal reception room and separate home office/studio
- Principal bedroom on the First Floor with built-in wardrobes
- Charming frontage with mature landscaping and magnolia tree
- Expansive 196 ft rear garden with garden cabin
- Off-street parking
- COUNCIL: Brent (G)







Exeter Road, London, NW2

Approximate Area = 3324 sq ft / 308.8 sq m

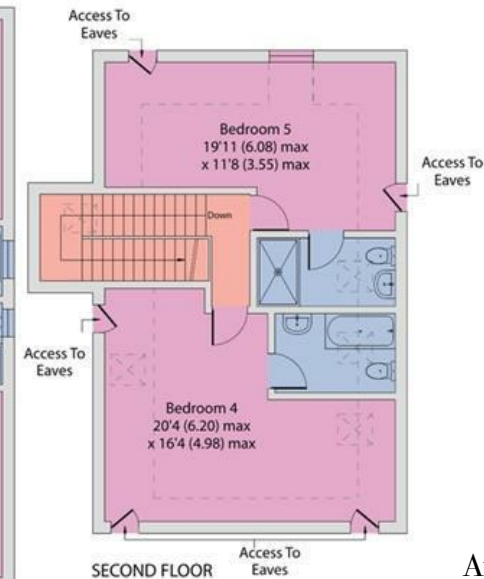
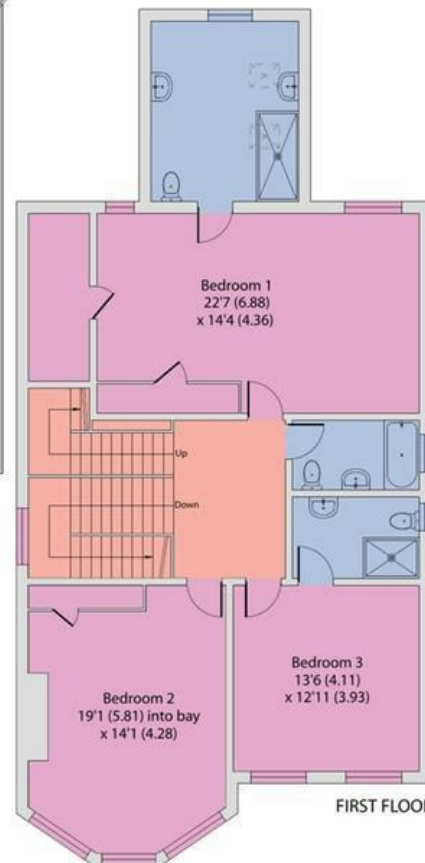
Limited Use Area(s) = 225 sq ft / 20.9 sq m

Outbuilding = 251 sq ft / 23.3 sq m

Total = 3800 sq ft / 353 sq m

For identification only - Not to scale

Denotes restricted
head height



Approx 3324.00 sq ft

EPC:

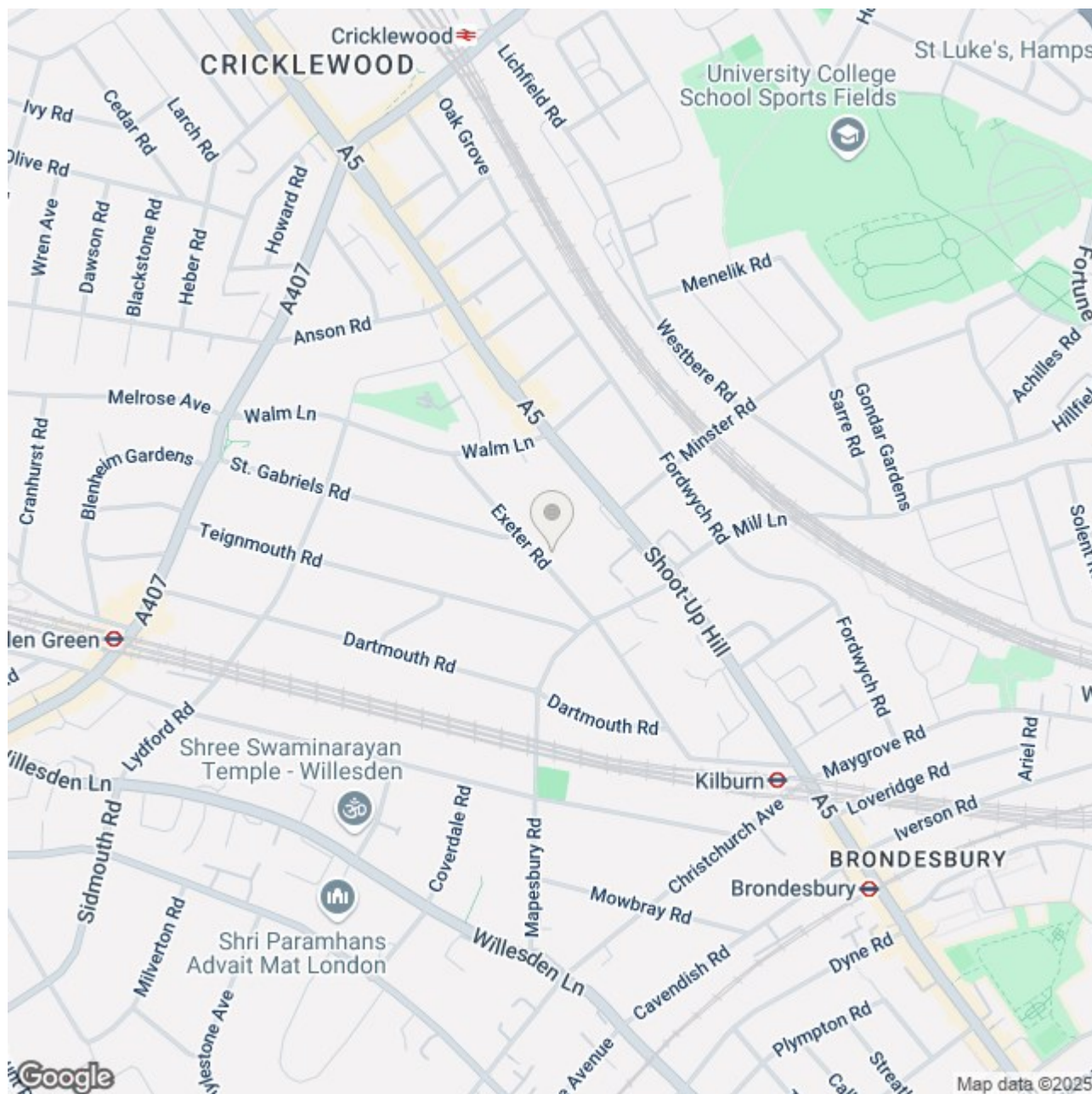
Brent (G)

Ref: 19272133



Location

Set on the highly sought-after Exeter Road, this exceptional property lies in the heart of the Mapesbury Conservation Area – a neighbourhood celebrated for its elegant Victorian and Edwardian family homes. Enjoy the best of North West London living with Queen's Park, Kensal Rise, and West Hampstead all close by. Willesden Green, including boutique shops, cafés, and excellent transport links via Kilburn (Jubilee - Zone 2) and Brondesbury (Overground - Zone 2) are also just a short stroll away along with the hidden secret of the area is the Mapesbury Dell where you can hide away and read a book and watch the children play. Within walking distance is Queen's Park - a busy vibrant area with an array of shops, cafes, bars and restaurants. On Sundays the area hosts a fabulous Farmers Market



020 7328 2828

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

CAMERONS STIFF & Co.
EST. 1982

These particulars are a guide, not an offer or contract. Property descriptions, photographs and floor plans are not to be taken as statements or representations of fact. Although every effort has been taken to ensure the measurements provided are as accurate as possible, they are to be assumed approximate and not to scale. Prospective purchasers must verify the accuracy of the information provided here through private means. Camerons Stiff & Co. does not give any representations or warranties; nor does Camerons Stiff & Co. Represent the Vendor legally. Camerons Stiff & Co. assume no liability, for any costs, losses or expenses incurred by the Vendor or a prospective purchaser relating to any transaction regarding this property.

© Camerons Stiff & Co 2024. All rights reserved.

