



St. Gabriels Road
NW2

FOR SALE
FREEHOLD

£2,600,000

An impressive detached Edwardian Home in the coveted Mapesbury Conservation Area occupying a commanding corner plot within this exquisite residence of 2845 sq ft of beautifully presented internal living space.







With a recently renovated ground floor, this property seamlessly integrates elegant period features with modern comforts. The large 37 ft reception area features gorgeous architectural features, such as ceiling corning, exquisite radiator covers and two feature stone fireplaces. The rear of the reception room boasts French doors that open up onto the decking area in the side-return. There is a cosy reception room to the right which could be used as a cinema 'snug'.

Located at the rear, a bespoke kitchen and dining space, artfully designed with industrial-style cabinetry, white tile flooring, and calming wall tones. One side has been partially extended to form a striking entertainment space, framed by sliding glass doors and industrial aluminium elements. The other side opens



to further decking, ideal for Alfresco dining with a beautifully landscaped 78 ft garden with artificial lawn and mature planting.

The first floor hosts six generously proportioned bedrooms, four of which are en- suite. The two principal bedrooms share an interconnecting en-suite. The front bedroom, already fitted with essential infrastructure, could easily be converted into a walk-in wardrobe or dressing room.





- Impressive period property within the coveted Mapesbury Conservation Area.
- Corner plot with 2,845 sq ft of beautifully presented accommodation.
- 6 bedrooms; four of which are en-suite.
- Expansive reception with gorgeous architectural features
- Large modern kitchen and dining room
- Fabulous rear glass room extension
- 78 ft garden with artificial lawn and mature planting
- Excellent transport links - Jubilee Line and Overground (Zone 2)
- Planning Permission to extend loft and refurbish First Floor
- Early viewing is highly recommended









St. Gabriels Road, London, NW2

Approximate Area = 2909 sq ft / 270 sq m

For identification only - Not to scale

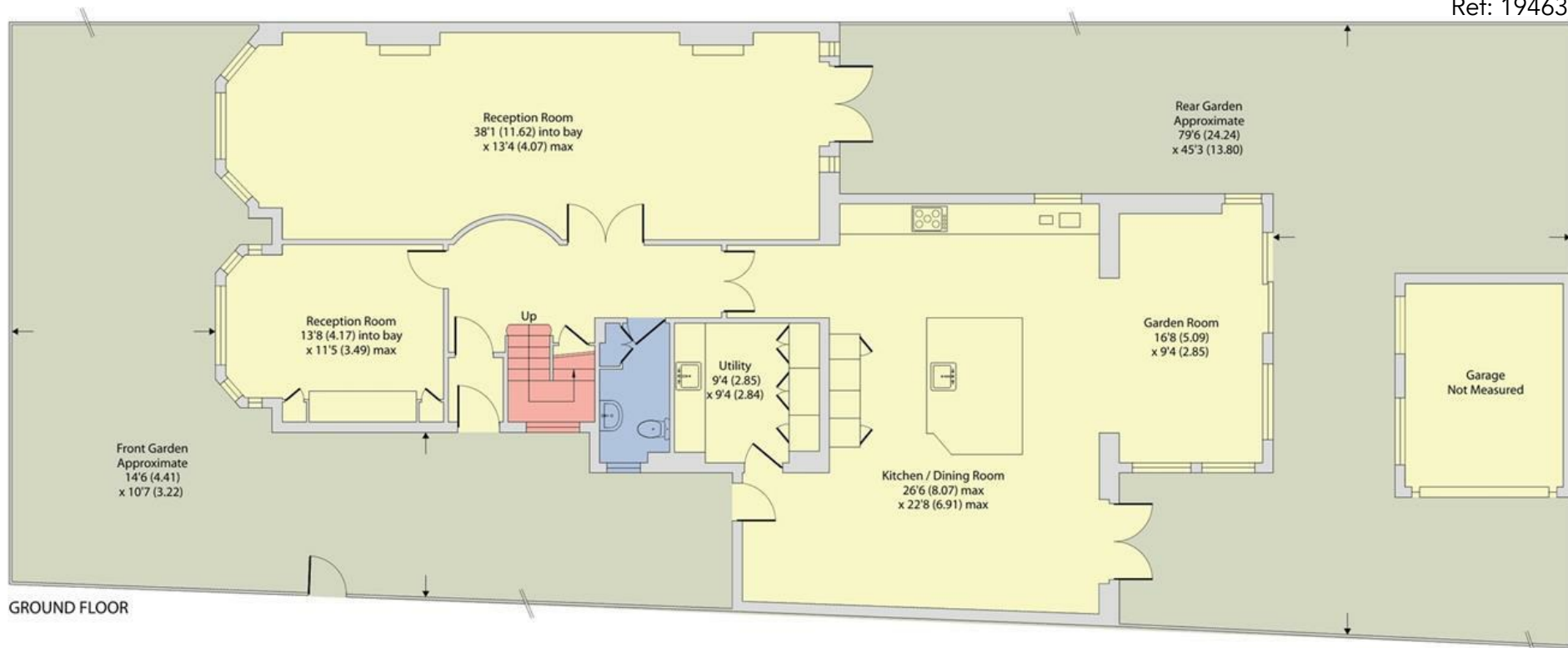


Approx 2637.00 sq ft

EPC: E

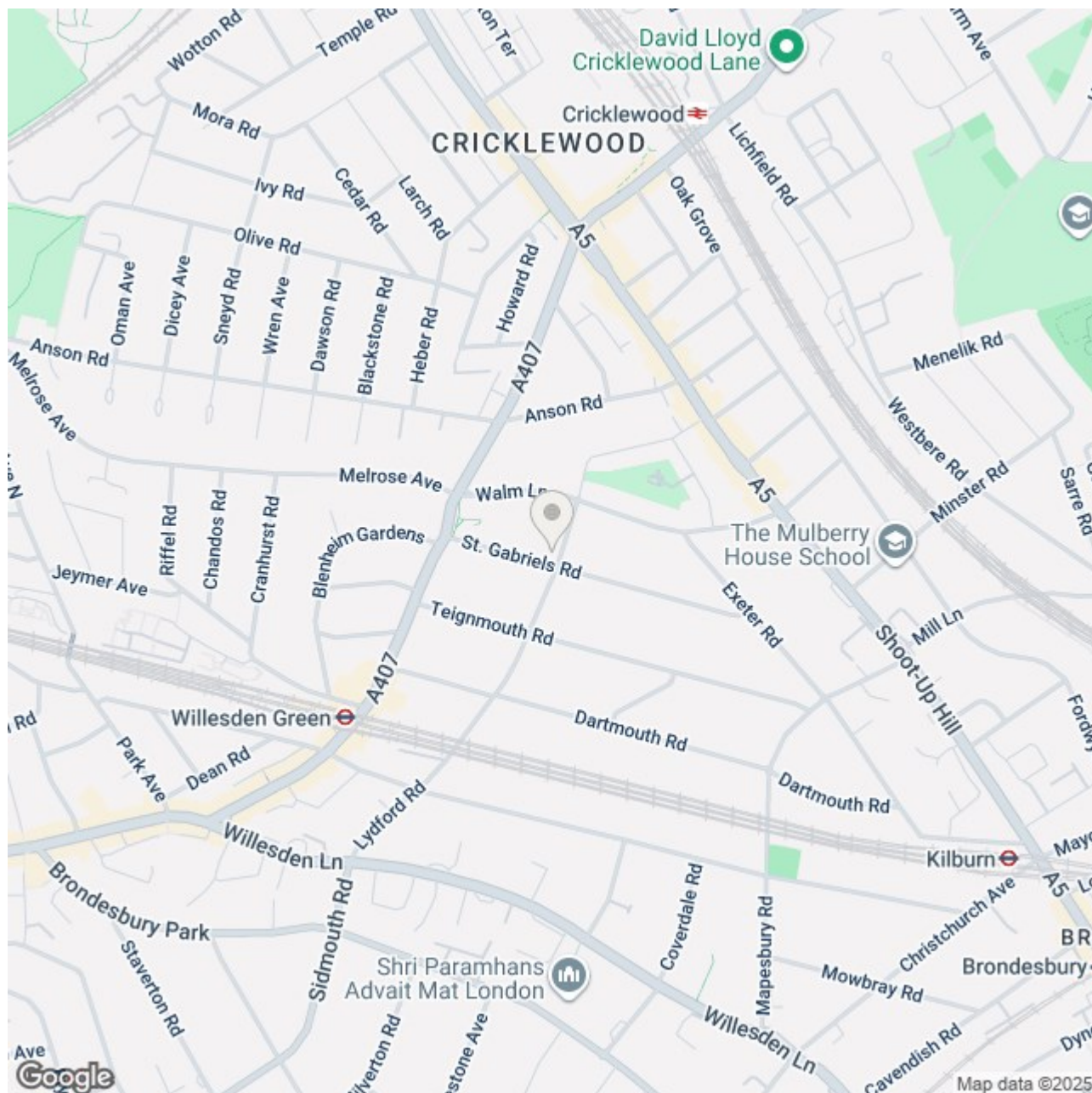
Brent (G)

Ref: 19463562



Location

Nestled within the prestigious Mapesbury Estate, Mapesbury Road exudes timeless charm with its expansive, tree-lined avenues and captivating red-brick architecture. This property boasts an enviable location, offering easy access to the vibrant amenities of Queen's Park, West Hampstead, Willesden Green, and Kensal Rise all close by, offering a vibrant mix of shops, cafes, restaurants and excellent community spaces. For families there are a good selection of nurseries that include: Mulberry House, Arnold House and Crickets Montessori through to top-tier secondary schools such as UCS, South Hampstead, Highgate and Channing. School-run bus services also offer direct transport for North London Collegiate School, St Paul's Boys and St Paul's Girls School from the immediate area. With excellent transport links, including Kilburn Station (Jubilee Line - Zone 2) and Brondesbury Station (Overground - Zone 2), ensuring effortless connectivity to the heart of the city. For those who like the outdoor life, the green expanses of Hampstead Heath are just a five minute drive away, and Gladstone and Queen's Park are ideal for gentle strolls.



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