



GUY DALY

exp<sup>®</sup> UK

☎ 0203 674 1947  
☎ 07932 603 608  
✉ [@guy.daly@exp.uk.com](mailto:@guy.daly@exp.uk.com)  
🌐 [guydaly.exp.uk.com](http://guydaly.exp.uk.com)

**Flat 3, 31, Exeter Road,**  
Offers Over £500,000

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There's a difference between space... and spaciousness. And this flat — just shy of 1,000 square feet — doesn't just give you room. It gives you room to breathe.

Set on the top floor of a handsome period conversion in the Mapesbury Conservation Area, this two-bedroom apartment delivers on light, layout and location.

The proportions are spot on: a large reception with plenty of room to relax or entertain, a proper eat-in kitchen, and two generous double bedrooms — one with an ensuite.

The loft space is demised to the flat. So a loft extension is possible subject to planning permission.

There's also a well-finished family bathroom, so no queues for the shower on busy mornings.

The feeling here is calm and elevated — quite literally — but you're only a five-minute walk from the Jubilee line at Kilburn, with West Hampstead, Queen's Park and leafy Mapesbury all within easy reach.

Nearby independent cafés, good schools, and weekend walks close to home.

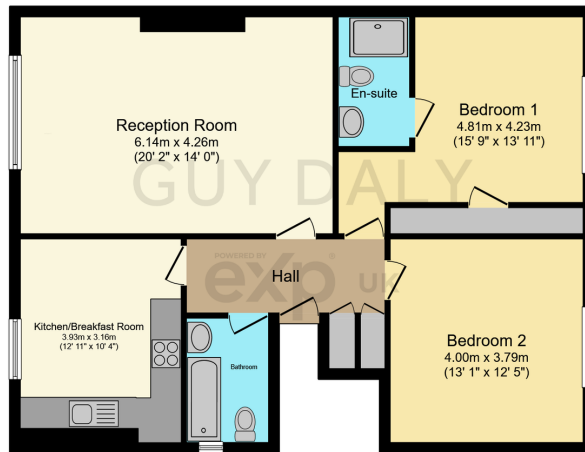
This has been a long-term home and then rental property for the owner and it's easy to understand why.

The size, the light, the location — it all just fits.

Looking for peace, space and proper connectivity? You'll want to see this one.

Call now for viewings and quote ref : GD4016





Total floor area: 87.6 sq.m. (943 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Top floor of a period conversion in Mapesbury.
- Large reception room for relaxing or hosting.
- Two spacious double bedrooms.
- Loft space 'demised' for conversion, stpp
- Close to West Hampstead Village, Queen's Park & local cafés, bars, restaurants
- Almost 1,000 sq ft of bright, airy space
- Eat-in kitchen with good storage.
- Ensuite to the main bedroom & Modern family bathroom
- Five minutes walk to the Jubilee Line Tube Station.
- Leasehold - 103 yrs remaining

