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London

LB  
Loperto Brown  
— RESIDENTIAL —  
Guide Price  
**£550,000**



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Guide Price: £550,000 to £600,000**

On one of the most sought-after residential streets in the Mapesbury Conservation Area, this elegant two-bedroom apartment occupies the entire top floor of a handsome Edwardian building. Brimming with character and natural light, it offers a peaceful retreat in one of Northwest London's most desirable enclaves.

Arranged laterally, the flat feels almost loft-like with its split levels, high ceilings and triple-aspect windows. The spacious reception room is a real highlight – dual aspect, filled with light, and featuring ornate cornicing and a striking cast-iron gas fireplace. It's a versatile space, perfect for both entertaining and quiet evenings in. A semi-open plan arrangement leads to the kitchen, which is large enough to accommodate a breakfast table and enjoys a wonderful south-facing outlook over the deep gardens of Dartmouth Road.

Both bedrooms are well-proportioned, the principal a generous double with sash windows, while the second is ideal as a double bedroom, nursery, home office or guest room. The bathroom, finished with attractive tiling and a full bath, sits conveniently beside the second bedroom. Throughout the apartment, wooden floors add warmth, with new carpets in the bedrooms for comfort. A wide entrance hall with original Edwardian bannisters enhances the sense of period charm.

The setting is as appealing as the apartment itself. Mapesbury is known for its leafy tree-lined streets – many of its mature trees over a century old – and a strong community spirit. Gladstone Park is a short stroll away, with its sweeping avenue of trees leading to one of London's most memorable sunset views beyond Wembley's arch. The park also offers tennis courts, sports fields, two playgrounds, a wild woodland area and the popular Stables Café. Closer to home, the Mapesbury Dell provides a hidden oasis, while Queens Park and Roundwood Park are also within easy reach.

Families will find a strong choice of schools nearby, from Anson Road Primary and Mulberry House to NBH and the sought-after Living Spring nursery. Many of Hampstead's leading private schools run coach services from the area, making it a practical location for a wide range of needs. Local shops and cafés are within walking distance, with Brent Cross and Staples Corner only a short drive away.

Transport links are excellent. Willesden Green station (Jubilee Line) is around seven minutes on foot, taking you into Bond Street in just 13 minutes, while Cricklewood Thameslink station connects directly to London St Pancras, Luton, St Albans and beyond. Kilburn station also offers step-free access to the Jubilee Line, and numerous bus routes serve the area.

For fitness and leisure, residents have ZeNW2 Yoga, Nuffield Health Brondesbury Park and David Lloyd Cricklewood close by, the latter offering classes, a swimming pool, spa facilities and free parking.

A rare opportunity to secure a top-floor home in the heart of Mapesbury, this apartment combines period character, wonderful green spaces and superb connectivity – all in a community that feels like a village within the city.

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**Tenure:** Share of Freehold

**Property Type:** Flat

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- 2 bed 1 bath in an Edwardian period conversion
- Top floor, spacious, lateral apartment
- Share of freehold
- Quiet, tree lined street
- over 900 sq.ft of living space
- Double glazing
- Large living room and large principal bedroom
- Split level
- Eat in kitchen





**Council Tax Band:** E

**Tenure:** Share of Freehold

**Property Type:** Flat





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