



*Maple Mews, London, NW6 5UZ*

*£750,000 Freehold*

**B**  
BRAITHWAIT



3 x  1 x  1 x 

A contemporary and bright freehold home set within Maple Mews, an exclusive gated development off Kilburn Park Road. Arranged over three floors, this elegant red-brick house offers a ground-floor garage with off-street parking, a single bedroom and a guest cloakroom. The first floor features a generously proportioned 17'6" open-plan reception and kitchen, bathed in natural light and enhanced by two French doors with Juliet balconies. The top floor comprises two well-presented bedrooms and a modern family bathroom.

The house is a short walk away from the vast array of shops, restaurants and cafes on Elgin Avenue and Kilburn High Road as well as the green open space of Paddington recreation ground. There are extensive transport links within easy reach with Kilburn High Road station (Overground line) just 0.2 miles away, Kilburn Park station (Bakerloo line) just 0.3 miles away, Maida Vale station (Bakerloo line) 0.4 miles away and Queen's Park station (Bakerloo and London Overground lines) 0.8 miles away.



# Maple Mews, London, NW6

Approximate Gross Internal Floor Area = 83.1 sq m / 896 sq ft

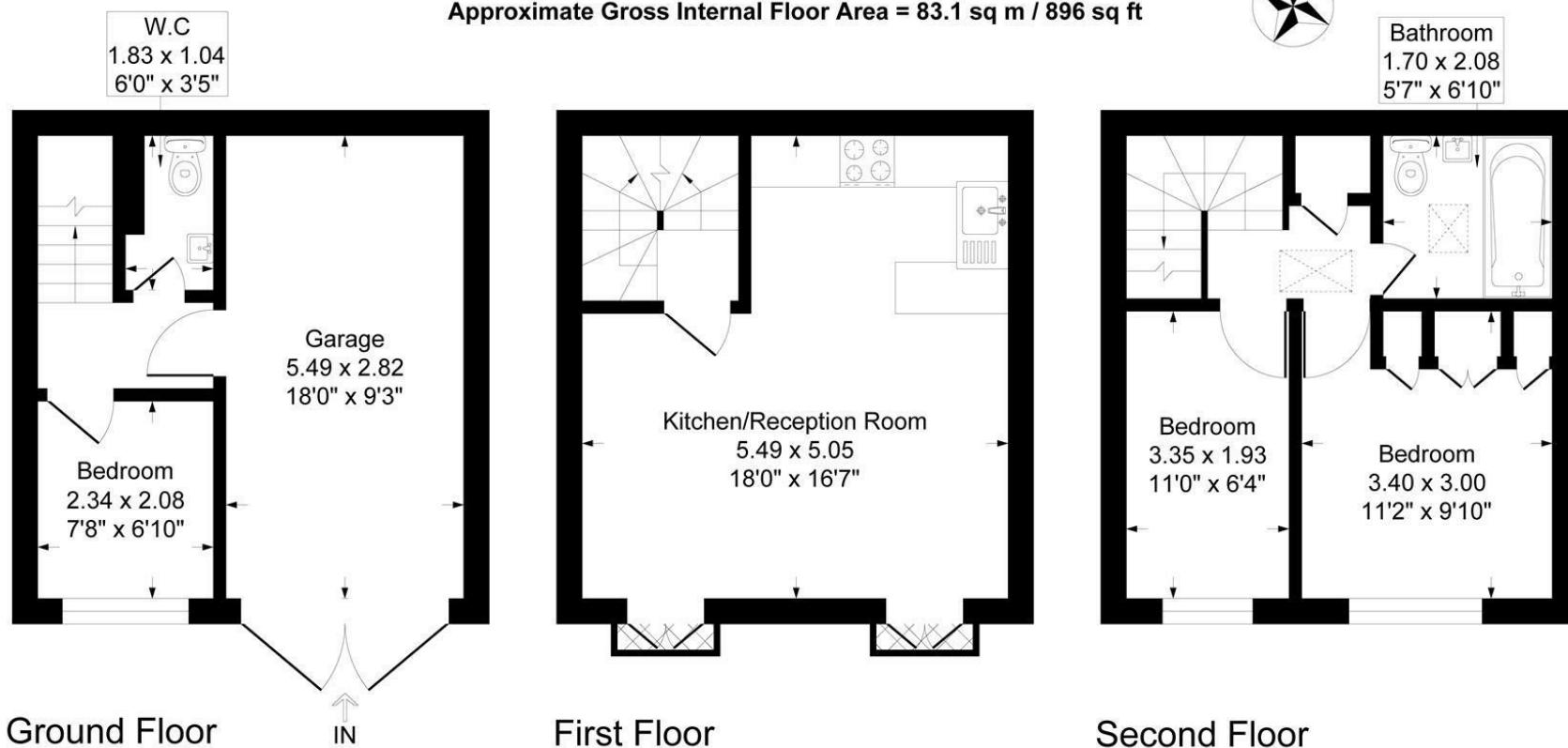


Illustration for identification purposes only, measurements are approximate, not to scale.

**Important Notice** Debussy Property Service Ltd trading as Braithwait for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Braithwait or the vendor, (iii) whilst none in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Braithwait or any person within their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Wide angled lenses may be used in photographs.

Call us on 0207 289 8889 or email [sales@braithwait.co.uk](mailto:sales@braithwait.co.uk)

**B**  
BRAITHWAIT