

Lampards



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Cranhurst Road, London, NW2

£2,500,000

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Set on one of Willesden Green's most sought after roads and around a five minute walk from the station, this exceptional Edwardian semi detached house has been restored and extended to its full potential, creating a 3,442 sq ft five bedroom home, all with ensuites.

A reclaimed brick basket weave driveway leads to an elegant façade with double glazed timber sash windows. Inside, the entrance hall sets an Edwardian tone with high skirting boards, panelling, ornate cornicing, stained glass and original pediments. Reclaimed parquet flooring runs across the ground floor, linking the formal receptions, cigar room with leather flooring, cloakroom, laundry room and a highly practical dirty kitchen.

The heart of the home is the open plan kitchen and living space, handmade from reclaimed English Elm with Iroko worktops and an Aga. A Deffra approved wood burner anchors the seating area and Murano chandeliers bring a soft glow. Hardwood framed bifolding doors open to an Indian sandstone terrace and landscaped garden, leading to a fully fitted summer house with bar and facilities, ideal as a gym, studio or office.

Upstairs, the principal suite features high skirtings, intricate cornicing, a secret walk through wardrobe and a luxurious ensuite with original fireplace, roll top bath, reclaimed Victorian washstand, steam shower and Fired Earth pink rose marble. Two further double ensuites sit along the hallway, while the rear suite enjoys vaulted ceilings and leafy views.

The top floor offers a fourth double ensuite and a fifth bedroom with a boutique feel, freestanding bath, snug and separate shower room. A roof lantern floods the upper levels with daylight.

Modern comforts include underfloor heating across all three floors, recessed air conditioning, solar panels paired with a 10 kW battery, Cat 6 cabling, Wi Fi extenders and full double glazing in timber sash frames, resulting in an impressive B rating on the EPC. Side access with smart pine fencing completes the home.





- Exceptional Edwardian semi near Willesden Green station.
- 3,442 sq ft over three refined floors.
- Parquet, fireplaces, panelling and original cornicing.
- Handmade English Elm kitchen with Aga.
- Open plan living with wood burner and Murano chandeliers.
- Sandstone terrace, landscaped garden and summer house.
- Five double bedrooms, all ensuite.
- Luxury principal suite with steam shower and walk through wardrobe.
- Boutique top floor with bath, snug and ensuite.
- B Rated EPC: Underfloor heating, recessed air conditioning, Cat 6 cabling and solar with 10 kW battery.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	