



AGAR GROVE
LONDON, NW1

GRANT J BATES
— PROPERTY —



A considered four-bedroom home of refined elegance and contemporary design, with a landscaped garden and bespoke detailing throughout

GJB

Agar Grove, London, NW1

Freehold

- Four Bedrooms
- Two Bathrooms
- Approx. 2,600 Sq Ft
- Full Architectural Renovation
- Calacatta-Style Porcelain Kitchen
- Wine Cellar
- Parquet De Versailles Flooring
- Walnut Dressing Room
- West-Facing Landscaped Garden
- No Onward Chain

Description

This handsome semi detached Victorian house on Agar Grove has been subject to a comprehensive architectural renovation and full interior refit, resulting in a beautifully crafted home offering approximately 2,600 sq ft across four floors. Behind a freshly restored London stock brick façade and a vibrant ochre front door, the property reveals a sophisticated blend of traditional proportions and high-spec modern design.

The upper ground floor showcases two interlinking reception rooms divided by an elegant arch and Crittall-style glazed partitions, preserving natural light and flow. Original fireplaces, detailed cornicing, and parquet de Versailles flooring set a timeless tone. The ceiling height here is 3.3m with imposing panelled doors reaching near 3m. A striking staircase connects to the lower ground, where a showpiece kitchen and dining space extends seamlessly to the garden via floor to ceiling Cortizo sliding glass doors. The kitchen features a kitchen island,

exemplifying the width of the home, Calacatta-style marble worktops, bespoke cabinetry, and a suite of high end appliances. A discreet wine cellar, guest WC, and side access complete this level.

Five double bedrooms are arranged across the upper floors, including a full-width principal suite with a walnut-lined walk-in dressing room and en-suite clad in Mandarin Stone marble. Three further designer bathrooms, all fit with Mandarin Stone and Aquaroc fittings.

Outside, a beautifully planted west-facing garden offers privacy and calm, framed by mature trees and horizontal slat fencing. The home also benefits from underfloor heating, integrated ceiling speakers and no onward chain.

Additional Information

Local Authority: Camden

Council Tax Band: G

EPC Rating: C

Grant J Bates

Director

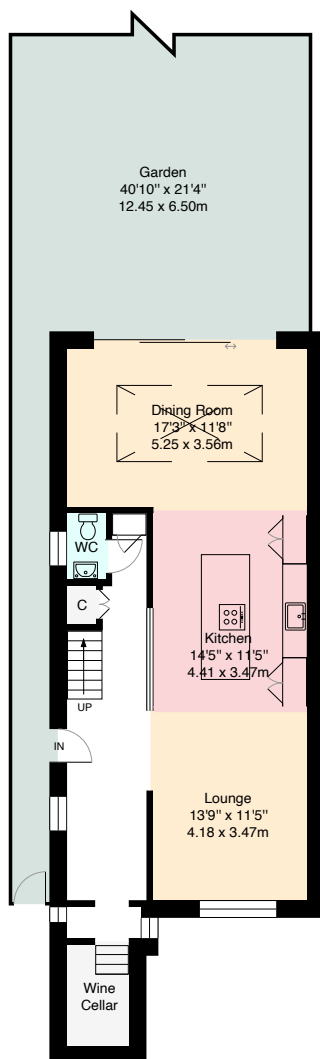
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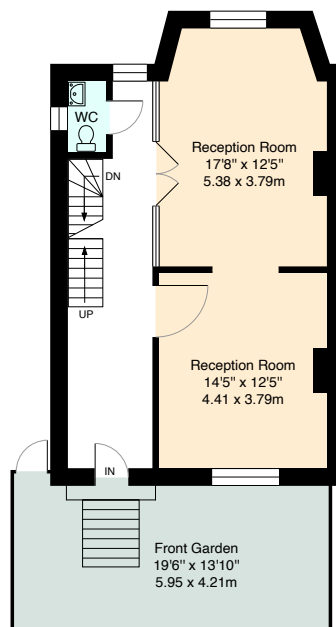




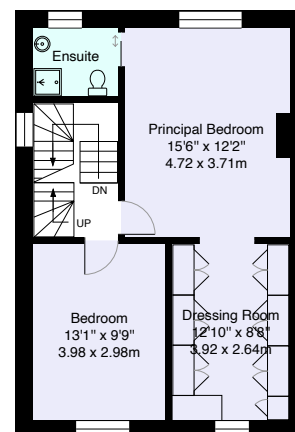




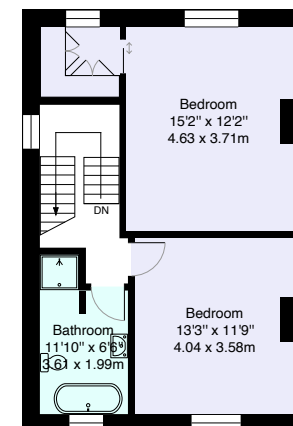
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor

Agar Grove

Approximate Gross Internal Area = 2600 sq ft / 241.5 sq m

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.