



Teignmouth Road
NW2

TO LET

£10,833 Per Month

TO LET is this substantial and stylishly presented five bedroom detached Edwardian property offering both outstanding contemporary and period style features, sophisticated décor and a light, bright charming living space along with a mature garden and cellar located within this highly sought after Mapesbury Conservation Area.







Situated within a commanding position on Teignmouth Road and benefits from over 3044 sq ft of internal living space finished to the highest of standards. This home offers a unique opportunity for someone to move straight into.

The Ground Floor offers an extensive area for entertaining with an abundance of light flooding through the glass ceiling and the floor to ceiling windows. The large kitchen has high end products and work tops and a large tiled flooring wrapping through to the dining room at the rear of the property. The front reception room has a chic décor with decorative ceiling and sash windows. There is also a wine cellar within the basement.

The principal bedroom is gorgeous with an elegant walk in dressing room, aircon and bathroom, the other four double bedrooms have fitted wardrobes and use of a family bathroom. On the TF there is a bar and cinema room.



Externally, there is a 80 ft south-facing mature, lawned garden with terrace area at the rear of the property , and off street parking for one car. Just a short walk away is the hidden gem of the area called the Mapesbury Dell that offers a tranquil place to sit and reflect away from the business of the area. Teignmouth Road is conveniently located for Willesden Green and Kilburn (Jubilee - Zone 2) station and a short walk from the local amenities of Willesden High Road, Kilburn and Queens Park. Lexi Cinema is a short drive as is Gladstone Park and Queen's Park.

Viewing is recommended.

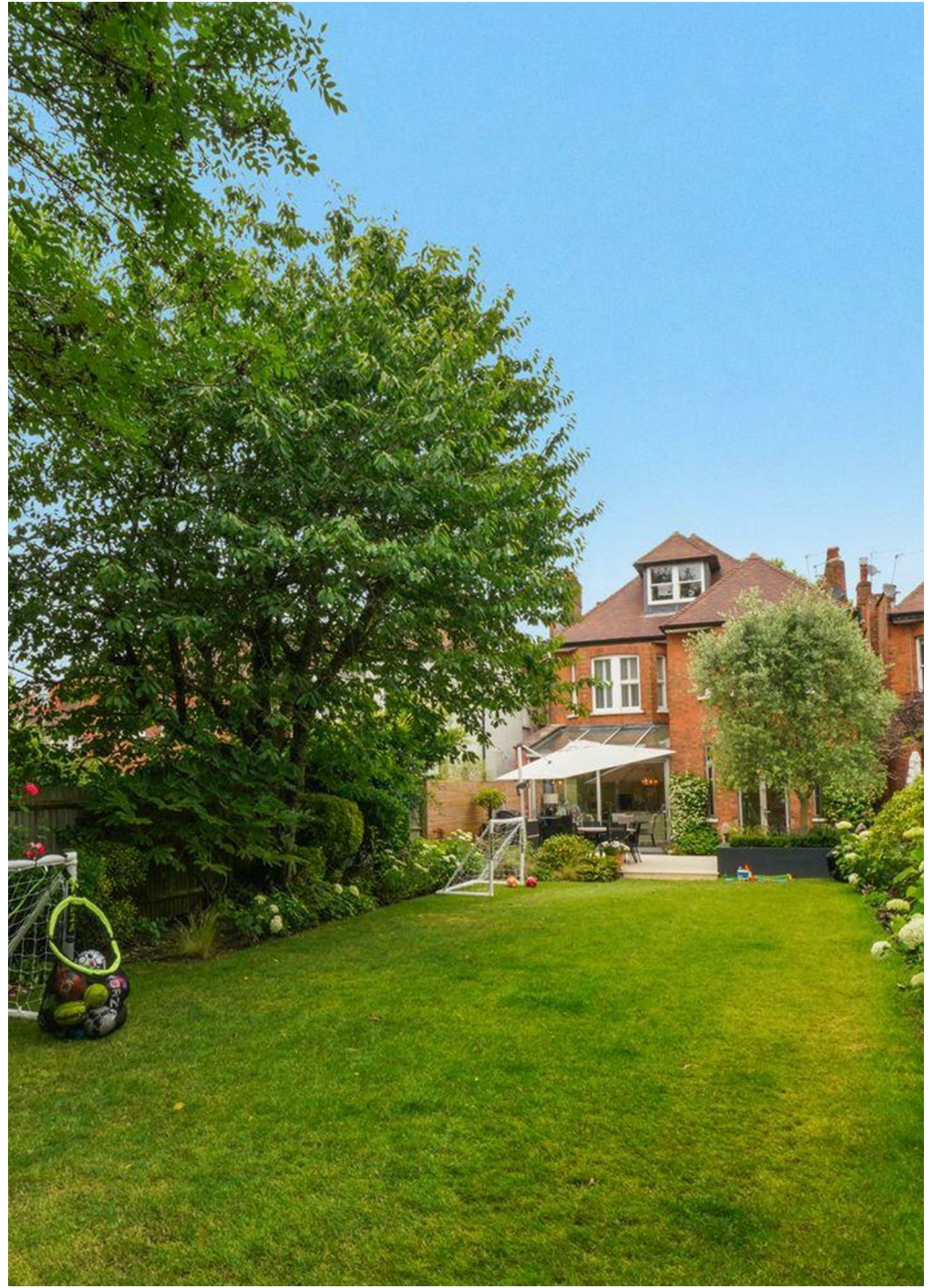




- TO LET - a true family home
- Period home laid out over three floors
- Stunning contemporary kitchen and open plan area - with underfloor heating
- Stylish reception room with period features
- 5 bedrooms including principal bedroom with dressing room, aircon and en-suite bathroom
- Cinema room including bar area on Top Floor
- 80 ft mature rear garden with terrace area
- DEPOSIT: £14,999
- COUNCIL: Brent (G)
- Early viewing is highly recommended







Teignmouth Road, NW2

Approx Gross Internal Area = 282.8 sq m / 3044 sq ft

Restricted head height = 14.3 sq m / 154 sq ft

Garden = 253.3 sq m / 2727 sq ft

Total = 550.4 sq m / 5925 sq ft

For identification only - Not to scale



Approx 3044.00 sq ft

EPC: D

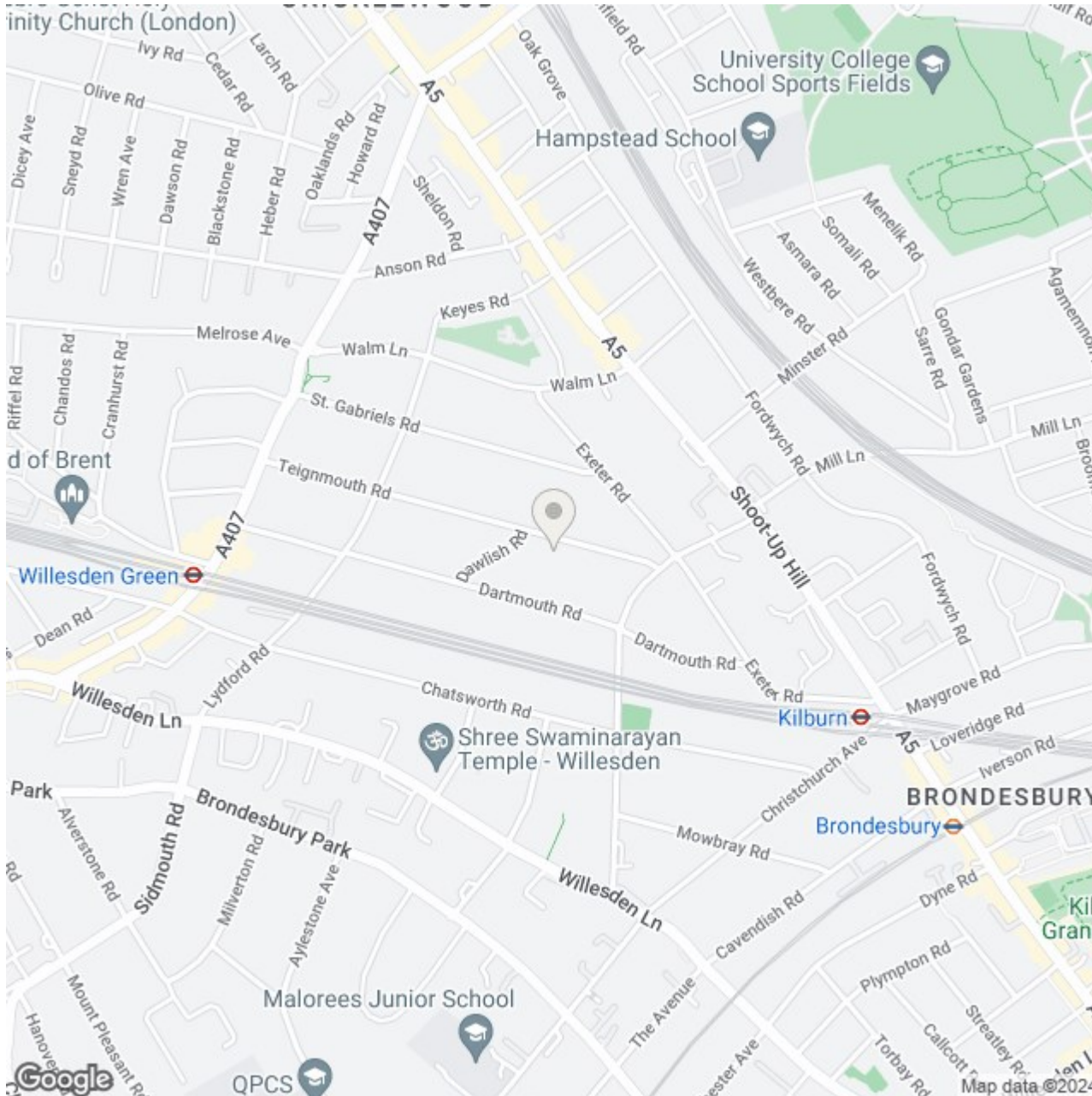
Brent (G)

Ref: 18975514



This floor plan is produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Maximum lengths and widths are represented on the floor plan. Produced for Cameron Stiff & Co. Copyright © BLEUPLAN

Location



Teignmouth Road is situated within the highly sought after Mapesbury Conservation Area with the popular Mapesbury Dell. The property is conveniently located close to Willesden Green and Kilburn (Jubilee - Zone 2)) station and a short walk from the local amenities of the beautiful Queen's Park with its abundance of cafes, bars and popular restaurants. Also within easy walks are the green open spaces of the 86 acre Gladstone Park where they have a regular Park Run as well as tennis courts. Queen's Park also hosts the yearly Queens Park Day and the Queens Park Book Festival. There is a children's play area, tennis courts, putting green and band stand. Easy access to both Heathrow Airport via the Paddington on Heathrow Express is easy, London City Airport via Canary Wharf and then Luton Airport via the Overground at West Hampstead. Good local shopping centres include the West End only 12 minutes away, Brent Cross and Westfield Shopping Centre. Lexi Cinema is a short drive, as is Gladstone Park and Queen's Park.

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