



Lampards

lampards.co.uk
0208 208 0055
info@lampards.co.uk

4a Lonsdale Road,
Queens park
NW6 6RD

Agave Works, Agave Road, NW2

£925,000

🛏️ 3 🚿 2 🚗 1



Agave Works is a unique detached two to three bedroom house, formerly a marble workshop, set behind private gates in a secluded position on Agave Road. Extending to approximately 1,241 sq ft, the house offers a rare combination of character, privacy and flexible living space.

The approach leads into a well arranged courtyard garden, designed for both relaxation and entertaining, with a covered barbecue area and space for planting, creating a natural extension of the living space.

From here, level access leads into a generous open plan kitchen and reception room. This is a well balanced and sociable space, enhanced by parquet flooring and designed for both everyday living and entertaining. Bespoke shelving and integrated under stair storage have been carefully incorporated to provide practicality without compromising the overall design.

Upstairs, the main house offers two well proportioned double bedrooms and a family bathroom, all filled with natural light. Characterful details remain throughout, including tongue and groove ceiling panelling and original marble window sills, offering a subtle reference to the building's industrial heritage.

Also accessed from the courtyard is a self contained studio. This versatile space features Crittall style doors, reclaimed parquet flooring, its own shower room, utility area and underfloor heating. With independent access, it is ideally suited as a home office, guest accommodation or creative workspace.

Agave Works presents a distinctive home that combines architectural character, adaptable living space and a private setting within a well connected North West London location.



Lampards

Agave Road, NW2
Total Area: 115.3 sq ft - 1241 sq ft (including garden)



The floor plan is a general guide only and does not constitute an offer. It is intended to provide a general impression of the property. The actual floor plan may vary slightly from the one shown. The floor plan is not to scale and is not intended to be used for any other purpose.

- Detached former marble works
- Freehold
- Approximately 1,241 sq ft of versatile accommodation
- Private courtyard garden extending to approximately 23 ft
- Spacious open plan kitchen and reception room with parquet flooring
- Self contained studio with ensuite shower room and independent access
- Flexible two to three bedroom layout
- Contemporary finishes throughout following refurbishment
- Close to Gladstone Park and a range of local amenities
- Easy access to Willesden Green Underground and Cricklewood Overground

