



Mapesbury Road, NW6
London

IB
Loperto Brown
— RICS —
Guide Price
£800,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Guide Price: £800,000 to £900,000

This exceptional two-bedroom flat occupies the raised ground floor of a handsome Edwardian building on Mapesbury Road and has been finished to an impressively high standard. Period architecture meets confident, modern styling here — classic bones with a properly cool edge.

The sense of space is immediate. Ceiling heights of approximately 3.5 metres create genuine grandeur, while a wide and welcoming entrance hall sets the tone and offers excellent built-in storage. The beautifully maintained common parts retain original cornicing, panelling and detailing from the turn of the 20th century, underlining just how well-run this building is.

The main reception room is generous and versatile — perfect for unwinding, entertaining, or simply switching off. This flows seamlessly into a glazed conservatory, currently used as both a dining space and work-from-home setup. With wide, open views across the expansive communal garden, the room is bathed in sunlight and delivers a rare sense of calm — the kind that makes you briefly forget you're in Zone 2 London. The conservatory opens directly onto the garden itself, which is vast by London standards and beautifully landscaped.

There are two genuine double bedrooms. The principal bedroom benefits from extensive built-in wardrobes, offering storage on a scale that's rarely found in period flats. Wooden flooring runs throughout, complemented by intelligent, layered lighting that allows the atmosphere to shift effortlessly from practical to cosy.

A short staircase leads down to the separate kitchen, cleverly designed to maximise space and functionality. Integrated appliances include a stacked fridge-freezer, oven and dishwasher, all finished with clean, modern lines. The sink looks out over the communal garden, adding a surprisingly peaceful touch to everyday cooking. The adjacent bathroom is equally well executed, with a full-sized bath, large-format tiling and contemporary fittings.

The real wildcard here is the separate laundry and utility room — a luxury most flats can only dream of. Designed with smart storage, a washing machine and dryer installed at waist height for ergonomic living, it also doubles as an excellent wine cellar.

Additional benefits include off-street parking on a first-come, first-served basis and affiliation with the nearby Art Deco mansion block Tarranbrae on Willesden Lane, where residents enjoy caretaker services. The flat is sold with a share of freehold, a proactive WhatsApp group between freeholders, regular AGMs, and a reputation for being exceptionally well managed.

The service charge includes heating and hot water; the building maintains a healthy sinking fund for future works — exactly what you want in a period property.

Set on one of Queen's Park's most desirable tree-lined streets, the location is outstanding. Queen's Park is moments away, offering tennis courts, playgrounds and a popular weekend farmers' market. Salusbury Road and Chamberlayne Road provide an excellent mix of independent cafés, restaurants and boutiques. Local favourites include The Salusbury Pub & Dining Room, Carmel, Bob's Café and Alice House.

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Tenure: Share of Freehold

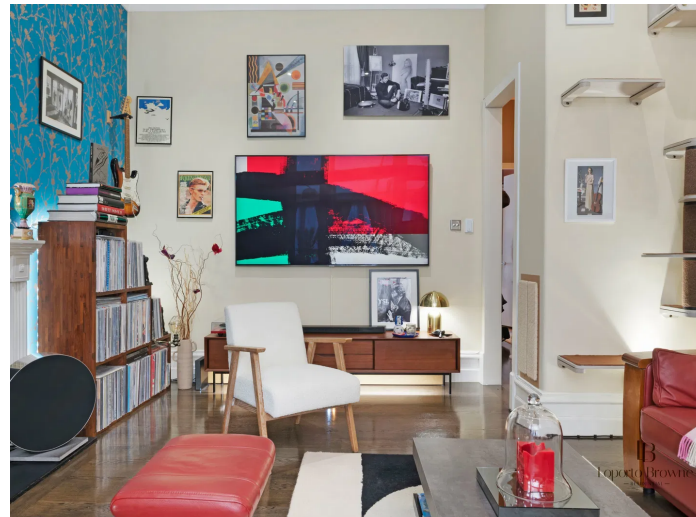
Property Type: Flat

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- Guide Price: £800,000 to £900,000
- Raised ground floor two-bedroom Edwardian flat with approx. 3.5m ceiling heights and a real sense of volume
- Beautifully finished throughout, blending original period features with a bold, modern aesthetic
- Generous reception room flowing into a sun-filled conservatory, ideal for dining and working from home
- Direct access onto a vast, landscaped communal garden that feels more like a private park
- Two genuine double bedrooms, principal with extensive built-in wardrobes and excellent storage
- Separate, well-designed kitchen plus a luxury utility / laundry room (rare and very useful)
- Share of freehold, well-managed building, service charge includes heating and hot water
- Off-street parking, caretaker via Tarranbrae, moments from Queen's Park, cafés, schools & transport
- Oli & Liana at LB Residential are proud to be instructed on this standout home





Council Tax Band: D

Tenure: Share of Freehold

Property Type: Flat





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