



Teignmouth Road  
NW2

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FOR SALE  
FREEHOLD

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£3,350,000

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For Sale exclusively via  
Camerons Stiff & Co.

A substantial and imposing detached Edwardian house situated in a commanding position within the coveted Mapesbury Conservation Area. This house is exceptional in size, scope and scale; it's characterful, voluminous and lateral. This listing offers a rare and unique opportunity to acquire a truly enviable family home in an outstanding location.

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The house boasts a storied double fronted red-brick facade and exudes kerb appeal in abundance. Its architectural typography means that it offers a picturesque image from Teignmouth Road; a turret roof sits above the two-storey bay windows, while an ornate gable is positioned to the left. The house sits behind a 34ft private driveway that has parking provision for up to two cars.

The Ground Floor is constituted around an entrance hallway & vestibule. To the right, you'll find a large front reception room and to the left, a home office / studio space. The ceiling heights are immediately apparent - this house genuinely feels extremely spacious. The rear is arguably the defining space, offering an expansive, lateral and open-plan space that's perfect for family-centric living. This space could comfortably hold an informal dining space, a large television



space and a more formalised dining area.

Owing to the two sets of bi-folding doors and several apertures, the rear is abundant in natural light throughout the day. The kitchen seamlessly connects with the mature and secluded rear garden, which is 80ft in length. The current owners have also recently had a basement installed, which would make a perfect 'den', either for a home cinema or pool/snooker space.

The upper floors offer four bedrooms and four bathrooms, three of which are ensuite. The principal suite extends the entire width of the front of the First Floor and is truly impressive. The Second Floor comprises a further large ensuite bedroom, with plenty of eaves storage.

Early viewing is highly recommended.





- Detached Edwardian home in the sought-after Mapesbury Conservation Area
- Attractive double-fronted red-brick façade with period features
- 34ft private driveway with parking for two cars
- Large open-plan kitchen, dining and living space
- Bi-fold doors opening onto an 80ft rear garden
- Separate reception room and home office/studio
- Recently added basement ideal as a cinema or games room
- Four bedrooms and four bathrooms, three en suite
- Impressive principal suite spanning the first floor frontage
- COUNCIL: Brent (G)







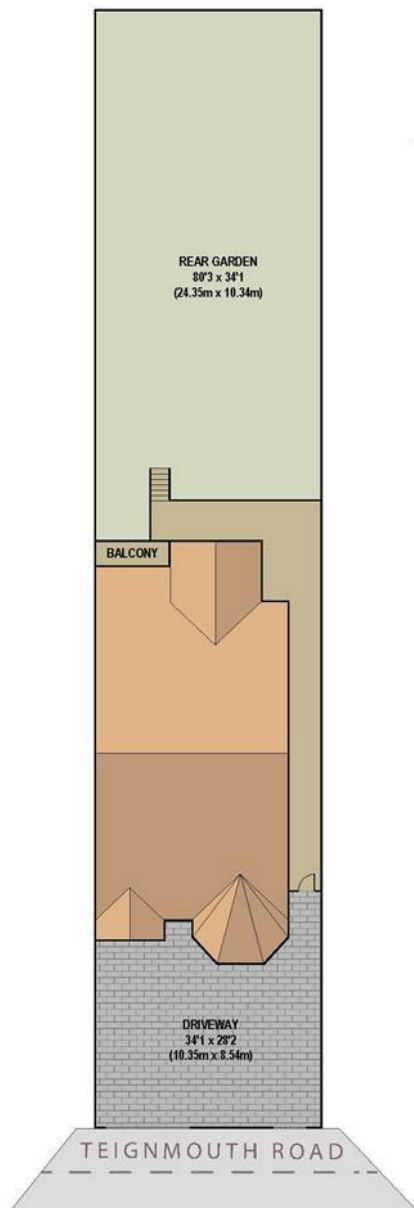
# TEIGNMOUTH ROAD

London - NW 2



Approximate Gross Internal Floor Area

4289 sq. ft / 398.43 sq. m (Including Basement, Restricted Height Area & Eaves)  
3506 sq. ft / 325.74 sq. m (Excluding Basement, Restricted Height Area & Eaves)



REAR GARDEN  
88'3 x 34'1  
(24.35m x 10.34m)

BALCONY

DRIVEWAY  
34'1 x 28'2  
(10.35m x 8.54m)

TEIGNMOUTH ROAD



Approx 4289.00 sq ft

EPC: E

Brent (G)

Ref: 19628294

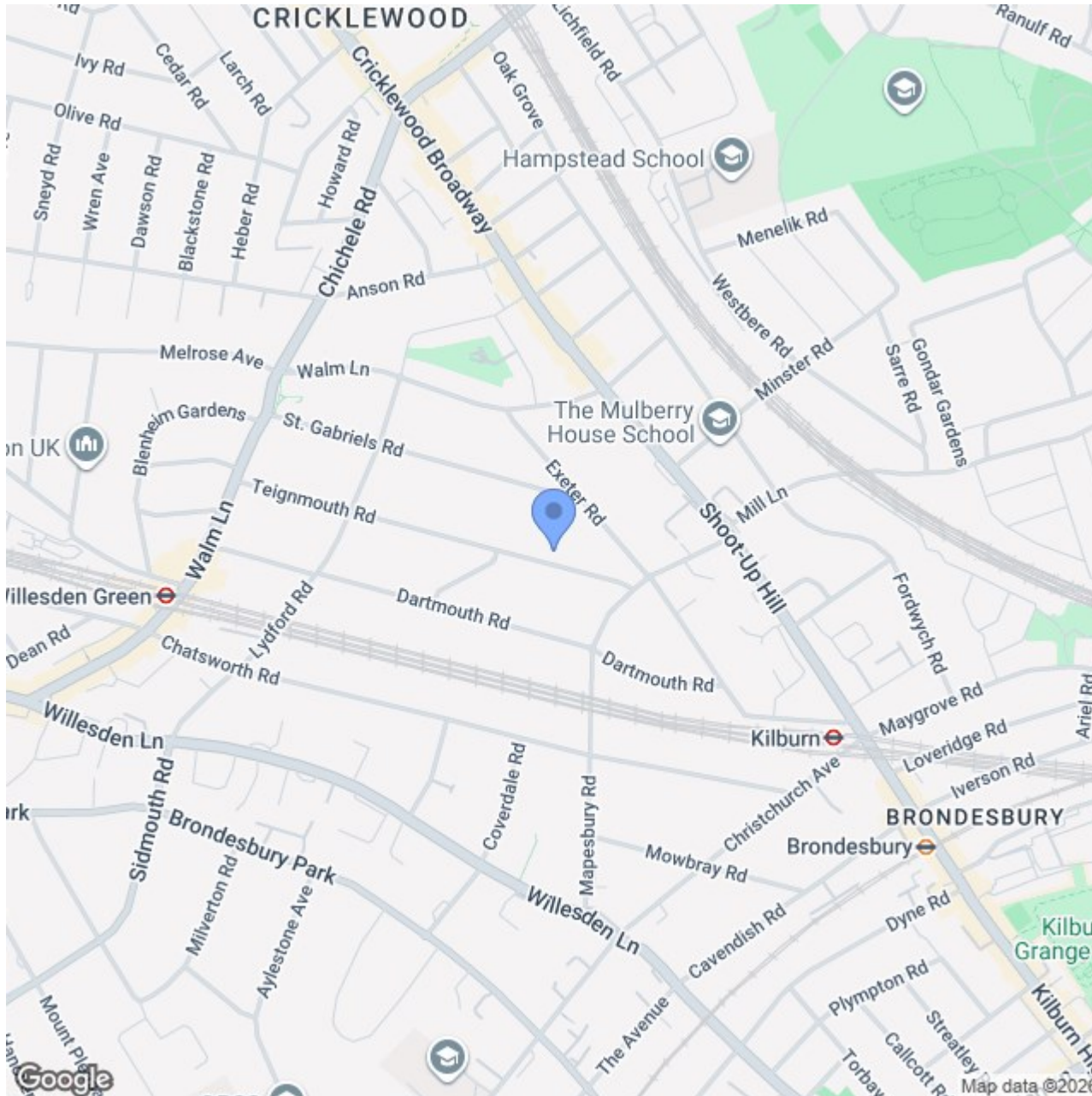
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# Location

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The Mapesbury Conservation Area (MCA) is a coveted collection of wide tree-lined roads. Primarily comprising substantial Edwardian villas and Arts & Crafts properties, the desirable enclave is extremely popular with families seeking gorgeous architecture, lateral living and expansive 100ft+ gardens. The MCA is a short distance from a plethora of cafes, restaurants, bars and schools in Queen's Park, West Hampstead, Hampstead and Kilburn. Willesden Green also provides a number of amenities. Local transport links include Willesden Green (Jubilee, Zone 2), Kilburn (Jubilee, Zone 2) and Brondesbury (Mildmay, Zone 2).

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EST. 1982



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