



Walm Lane
NW2

TO LET

£13,500 Per Month

AVAILABLE TO LET NOW - A substantial and imposing detached Edwardian property situated in a commanding position on a sought after road within the coveted Mapesbury Conservation Area. Offering 4,019 sq ft of internal living accommodation, the property offers an exceptional and unique opportunity to move to an enviable family home.







Completed to the highest standards throughout along with some outstanding features that include wooden flooring, polished concrete floors with underfloor heating, en-suite Wet Room, Air conditioning, Cinema Room. Gymnasium and Golf simulator. Externally there is a 100 ft south facing lawned garden, off street parking and CCTV.

The Ground Floor offers an extensive area for entertaining with an abundance of light flooding through everywhere with a large kitchen and also two intercommunicating reception rooms. The polished concrete flooring compliments the contemporary furniture, doors, lights and windows. The kitchen contains high end products and worktops where no expense has been spared here.



The principal bedroom has an elegant walk in dressing room and bathroom, the double bedrooms have fitted wardrobes and en-suite bathrooms with walk in shower.

The property boasts very high ceilings and feels extremely light and airy and cleverly combines both sympathetic contemporary styling with original Edwardian architectural features.

Walm Lane is conveniently located for Willesden Green (Jubilee Line) station and a short walk from the local amenities of Willesden High Road and West Hampstead. The open spaces of Mapesbury Dell and expansive Gladstone Park are close by.





- AVAILABLE TO LET NOW
- a true family home of 6 bedrooms beautifully presented
- 4182 sq feet of outstanding accommodation perfect for a growing family
- Stylish kitchen with rear glass extension onto garden
- Underfloor heating and tiled flooring throughout
- Main bedroom consists dressing room and en-suite
- 83 ft rear garden laid to lawn with lovely terrace for entertaining and a play area.
- Cinema room, Golf simulator and Gymnasium
- Transport links: Willesden Green (Jubilee - Zone 2)
Kilburn (Jubilee-Zone 2)
- DEPOSIT: £13,846
- COUNCIL: Brent (G)









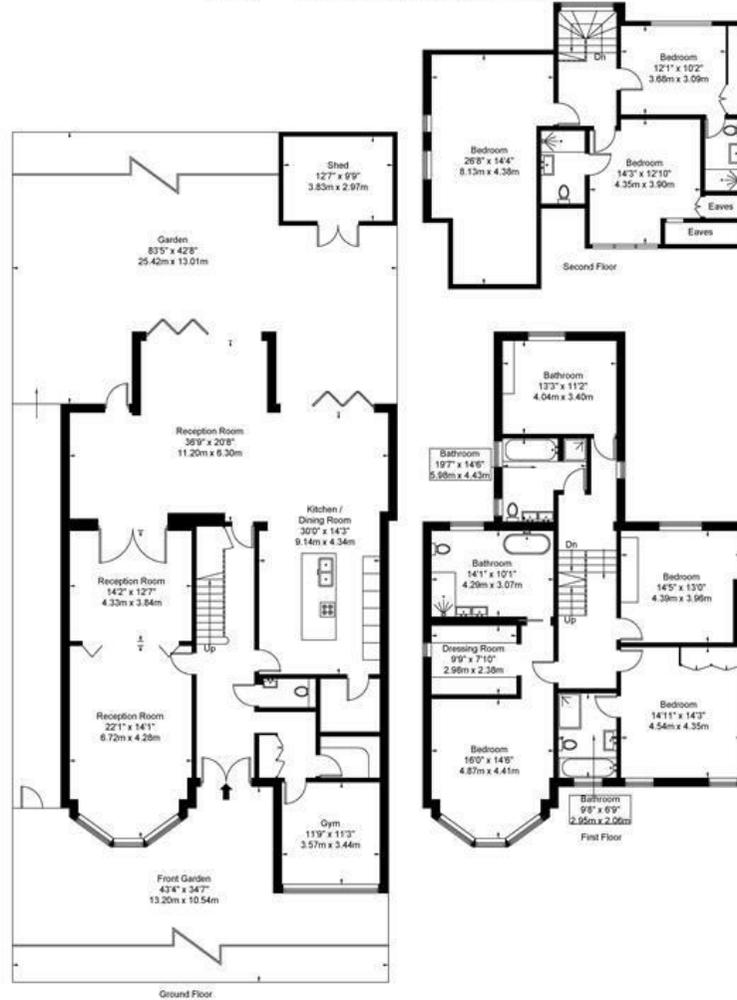
Walm Lane, NW2 3BS

Approx. Gross Internal Area = 373.4 sq m / 4019 sq ft

Shed = 11.3 sq m / 121 sq ft

Eaves = 3.9 sq m / 42 sq ft

Total = 388.6 sq m / 4182 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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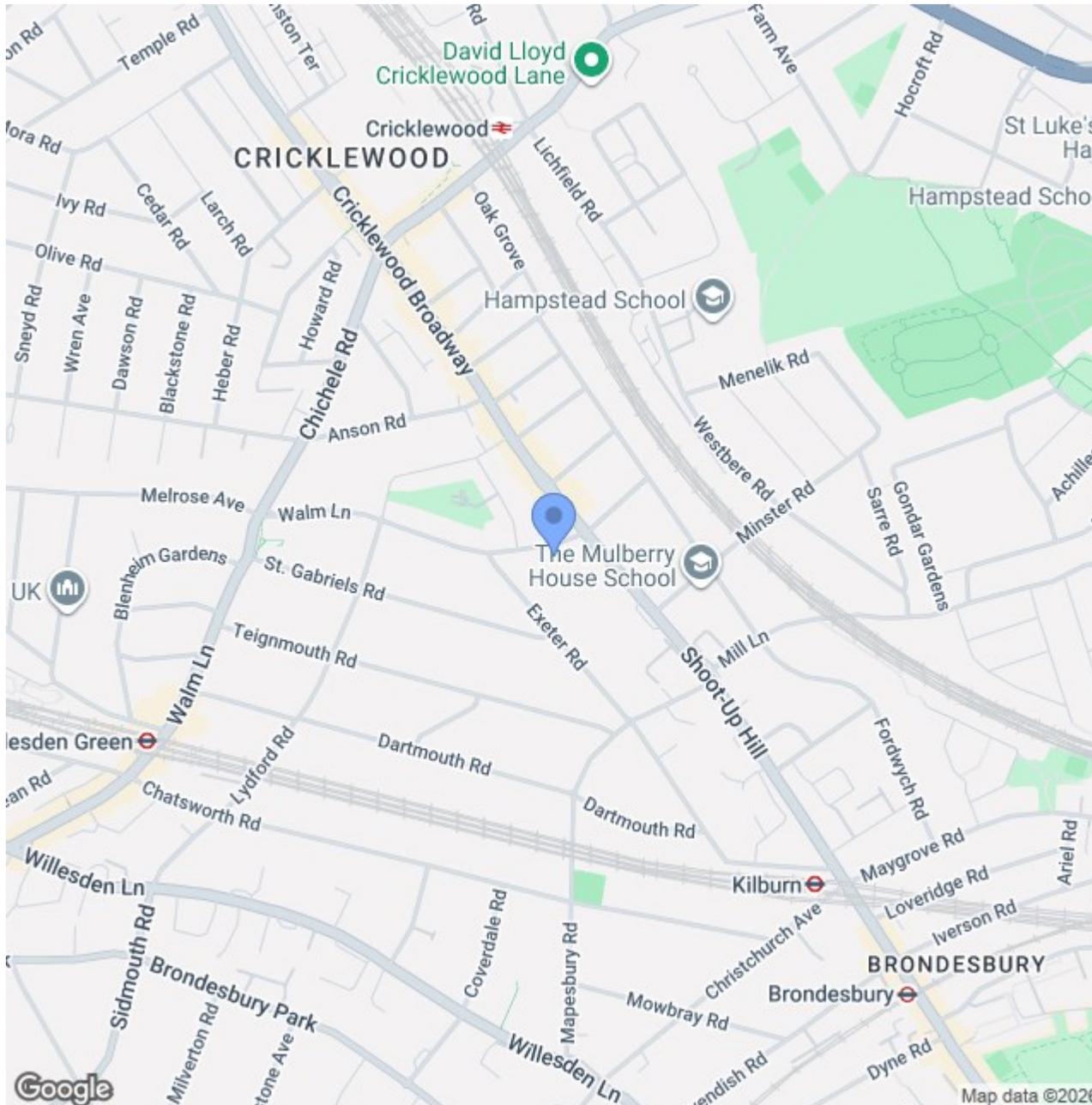
Approx 4154.00 sq ft

EPC: C

Brent (G)

Ref: 18613585

Location



Willesden Green is a well-established neighbourhood in northwest London with a strong local identity and excellent everyday amenities. At its centre is Willesden Green Underground Station on the Jubilee line, providing fast and direct links to key destinations such as Baker Street, Bond Street, Waterloo, and Canary Wharf. Several bus routes also serve the area, offering easy connections to Kilburn, Cricklewood, Wembley, and the wider borough of Brent. The local high street along Walm Lane and surrounding streets is home to a wide mix of independent shops, cafés, supermarkets, and essential services, making the area convenient for day-to-day living. Willesden Green Library Centre is a prominent community hub, offering library services, cultural events, exhibitions, and meeting spaces used by local residents. For green space, Gladstone Park is within easy reach and is a valued local asset, with open lawns, walking paths, sports facilities, and panoramic views across London. The area is primarily residential, with a mix of Victorian and Edwardian homes, mansion blocks, and newer developments, contributing to a settled, neighbourhood feel. Overall, Willesden Green is a practical and well-connected local area, combining strong transport links with accessible shops, community facilities, and nearby open spaces.

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EST. 1982



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