



DARTMOUTH ROAD

London NW2



A 6 BEDROOM EDWARDIAN VILLA OF EXCEPTIONAL SCALE & CHARM

This impressive and exceptionally large period residence on Dartmouth Road offers a rare opportunity to acquire a truly substantial family home brimming with character and grandeur.



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EPC

TBC

Local Authority: London Borough of Brent

Council Tax band: G

Tenure: Freehold

Guide price: £3,500,000



The ground floor provides wonderfully versatile living space, featuring multiple formal reception rooms, ideal for both entertaining and day-to-day family life. Alongside a generous kitchen/dining room which opens into a bright orangery overlooking the south-facing garden.

To the rear, a deep and beautifully sized garden offers excellent privacy and further potential, complemented by a detached studio ideal as a home office, gym, creative space or guest accommodation. A cellar provides additional practical storage or scope for further enhancement, subject to the usual consents.







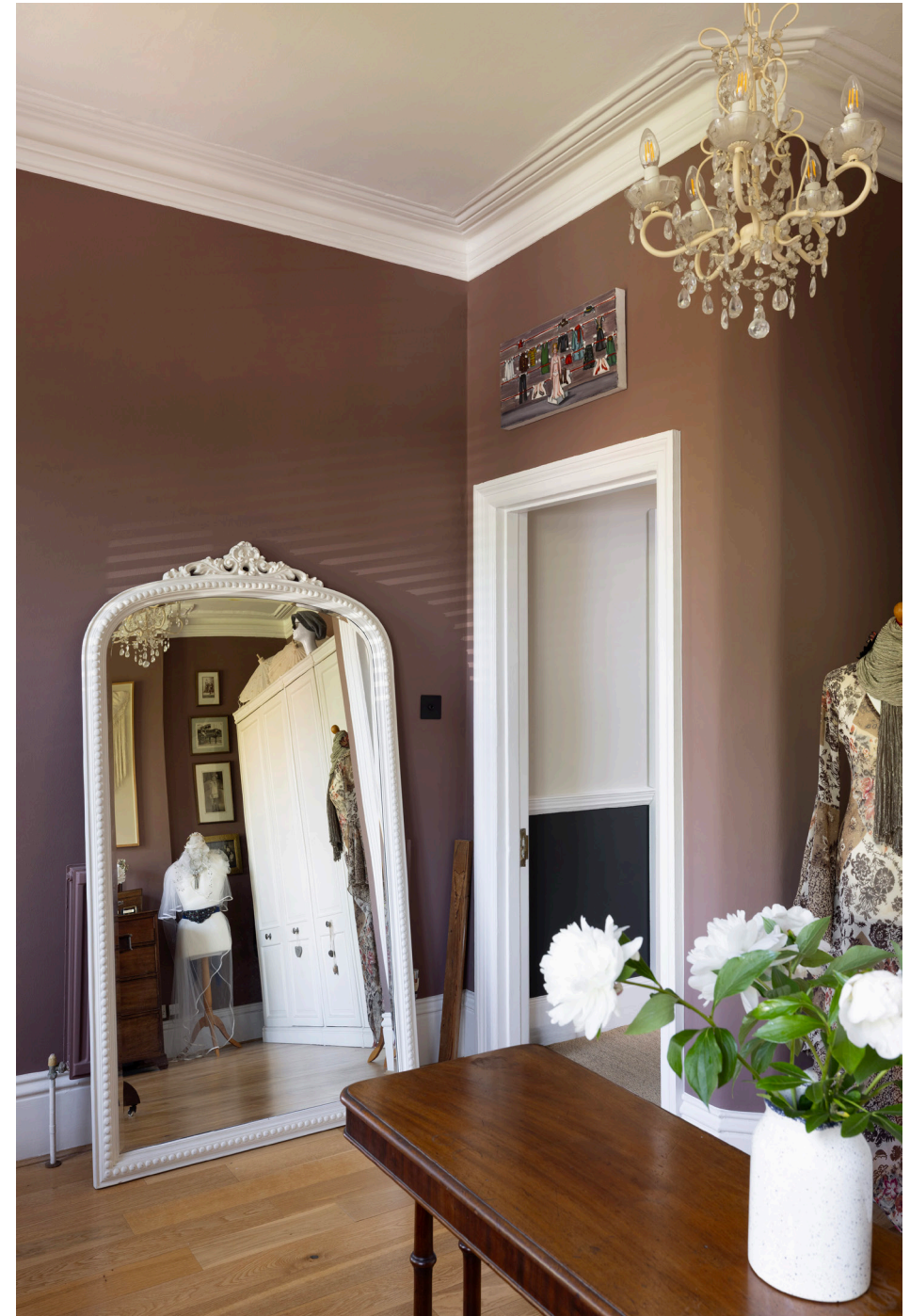
Extending to approximately 4,500 sq ft including ancillary spaces, the house retains an abundance of original period features throughout, including high ceilings, ornate cornicing, large bay windows and elegant proportions that are synonymous with homes of this calibre.

Arranged over the upper floors are six large bedrooms, including a principal suite with dressing room and en-suite bathroom, together with further family bathrooms. The layout lends itself perfectly to growing families while also offering flexibility for those seeking to reconfigure or modernise to their own taste.



Dartmouth Road is widely recognised as one of Mapesbury's premier addresses, characterised by wide, tree-lined streets and handsome period architecture. The property is well positioned for the amenities of West Hampstead, Queen's Park and Willesden Green with excellent transport links, reputable local schools and open green spaces all close at hand.

A magnificent period home of scale, charm and presence, offering an exceptional lifestyle in one of NW2's most sought-after locations.







Dartmouth Road, NW2

Approximate Floor Area = 382.2 sq m / 4114 sq ft

Cellar = 19.3 sq m / 208 sq ft

Studio = 18.1 sq m / 195 sq ft

Total = 419.6 sq m / 4517 sq ft

Including Limited Use Area (31.6 sq m / 340 sq ft)



Approximate Gross Internal Area = 419.6 sq m / 4517 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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