



Ivy Road, NW2
London

IB
Loperto Browne
— RESIDENTIAL —
£1,050,000



Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

A wonderful four-bedroom family home on the much-loved Ivy Road, one of NW2's prettiest and most sought-after residential streets. Quiet, tree-lined and full of charm, Ivy Road has that proper neighbourhood feeling, with cherry blossom trees lining the road and a beautiful mix of Edwardian and Victorian architecture giving the street real character.

This is a house that has clearly been loved and cared for by the current owners. It has warmth, atmosphere and, quite simply, a very good vibe. Measuring approximately 1,618 sq ft, the property offers generous proportions throughout, with high ceilings, original features, excellent natural light and a layout that works brilliantly for family life.

The ground floor is arranged with a lovely double reception room, complete with high ceilings, an ornate feature fireplace and a calm, welcoming feel. It is a brilliant space for relaxing, hosting or separating family life when needed. To the rear, the kitchen and dining room forms the true heart of the home, with a shaker-style kitchen, plenty of room to eat and entertain, and direct access through to the conservatory.

Beyond this, the house opens onto a beautiful 18m south-facing garden. This is a proper sun trap, helped by the low-rise nature of the surrounding buildings, and has an abundance of established planting which gives it a wonderfully peaceful feel. There is plenty of space for children to play, summer lunches, barbecues and gardening, while the rear of the garden offers potential for an outhouse, studio or annex, subject to the usual permissions.

The first floor continues the sense of space. The principal bedroom sits across the front of the house and is impressively wide, with room for a large bed, excellent built-in storage and charming period detail, including an original fireplace. The current owners have added wood panelling, giving the room real impact without losing its character. There are two further double bedrooms, a family bathroom and a fourth bedroom which works perfectly as a nursery, home office or single bedroom.

The house is very comfortable as it stands, but also offers genuine future potential. Subject to the necessary consents, there is scope to extend via a side return and into the loft with a double dormer, creating an even larger family home. The bones are already excellent; the next chapter could be rather special.

Ivy Road is brilliantly positioned for local life. Gladstone Park is close by, offering tennis courts, playgrounds, a duck pond, rose garden, exercise areas, open green space and the much-loved Gladstone Park Café. Cricklewood Library is also nearby, with a café, yoga, baby groups and community events, while local shops, cafés and everyday essentials are within easy reach.

Families are well served by a number of local schools and nurseries, including Mora Road Primary School, Anson Road Primary School, Our Lady of Grace Junior School, The Mulberry House School and Living Spring Nursery. Hampstead's private schools are also accessible, with some offering coach services from the surrounding area.

Transport connections are excellent, with Willesden Green and Dollis Hill stations providing Jubilee Line access into Central London, while Cricklewood Thameslink offers quick connections to King's Cross St Pancras, St Albans and Luton Airport. Brent Cross West, Staples Corner, the M1 and a wide choice of bus routes are also within

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Tenure: Freehold

Property Type: Terraced House

A house with a proper good vibe.

Set on the beautiful, tree-lined Ivy Road in NW2, this four-bedroom family home offers approximately 1,618 sq ft of character, warmth and future potential. Think high ceilings, period details, a generous double reception room, an eat-in kitchen, conservatory and a gorgeous 18m south-facing garden that feels like a true sun trap.

The home is ready to enjoy now, while also offering scope to extend, subject to the usual permissions. Moments from Gladstone Park, local schools, cafés and excellent transport links, this is a brilliant family home on one of the area's most loved streets.

- Four-bedroom family home on the sought-after Ivy Road, NW2
- Approximately 1,618 sq ft of well-proportioned living space
- Beautiful quiet tree-lined street with cherry blossom trees
- Two reception rooms with high ceilings and period features
- Eat-in kitchen and dining room leading to conservatory
- Stunning 18m south-facing garden with excellent sunlight
- Principal bedroom with built-in storage, wood panelling and original fireplace
- Scope to extend via side return and loft conversion, subject to consent
- Close to Gladstone Park, local schools, cafés and community amenities
- Excellent transport links via Willesden Green, Dollis Hill, Cricklewood Thameslink and Brent Cross West





Council Tax Band: E

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Property Type: Terraced House





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