



THE EY EXHIBITION
LATE TURNER
PAINTING SET FREE
TATE
BRITAIN
10 SEPTEMBER 2014
23 JANUARY 2015
EY

Ivy Road, NW2
London



IB
Loporto Browne
RESIDENTIAL

Guide Price

£1,250,000



Bedrooms: 6 | Bathrooms: 2 | Receptions: 2

Guide Price £1,250,000 - £1,350,000

A beautifully designed six-bedroom family home spanning over 2000 sq. ft across three floors. Architecturally designed and fully refurbished, this stylish home blends period charm with modern elegance and is situated on Ivy Road, a quiet, tree-lined and family-orientated street with a sense of community. This home has a stunning south-facing garden, period fireplaces and a stand-out feature in the loft with large windows enjoying far-reaching views across the garden and the London skyline.

Original chequered tiles lead into a generous hallway with generous ceiling height and a sense of space that carries throughout the house. Everything has been thought through, not just how it looks, but how it actually works.

The ground floor features a large double reception room with two period fireplaces which gives flexibility to have some quiet space to relax and entertain and to carve out a quiet zone. To the rear, the open plan kitchen/dining space is the anchor. A well-designed, high-spec kitchen with Corian work surfaces, plenty of room for dining overlooking the magnificent south-facing garden. Double doors open straight out into the patio garden with seating & BBQ area, so in the summer the whole space shifts effortlessly outdoors. The garden has been designed with family life in mind.

Upstairs, the layout is generous and well balanced. On the first floor there are three proper double bedrooms and a single bedroom or study and a family bathroom. The loft is a standout feature with the sixth bedroom/study and bathroom, enjoying far-reaching views across the garden and the London skyline. There is a further bedroom and excellent eaves storage, which matters more than you think.

The location is a big part of why families choose to move here. Gladstone Park is a short walk away and delivers open green space, tennis courts, playgrounds, a duck pond, outdoor gym and a café that people keep going back to (the sourdough alone is worth it). It's also a real hub for local families, running clubs and weekend routines.

Cricklewood Library is close by and very useful with a café, classes, baby groups, even concerts. Day-to-day shopping is easy, with local shops a short walk away, a large Sainsbury's nearby and Wing Yip for when you want to do a proper food shop. Brent Cross is within easy reach too, and the ongoing regeneration is set to completely elevate the area, creating one of London's most ambitious "15-minute neighbourhoods".

Schools are a strong pull here. Mora Road, Anson Road and Our Lady of Grace are all within walking distance, alongside The Mulberry House School and Living Spring Nursery. There are also regular coach routes into Hampstead's private schools, and the Lycée Français in Wembley is just one stop away.

Transport is straightforward. Willesden Green and Dollis Hill (Jubilee Line) are both close, along with Cricklewood Thameslink for quick access into King's Cross, St Pancras and beyond. The M1 and North Circular are also easily accessible for getting out of London when needed.

This is a house that's been properly thought through. It not only looks really good, but more importantly, it works really well.

Bedrooms: 6 | Bathrooms: 2 | Receptions: 2

Tenure: Freehold

Property Type: Terraced House

A beautifully designed six-bedroom family home spanning over 2000 sq. Ft across three floors. Architecturally designed and fully refurbished, this stylish home blends period charm with modern elegance and is situated on a quiet residential, tree lined road just moments from Gladstone Park.

Oli & Liana are delighted to bring this exceptional property to market.

Owner's inviting offers within this **Guide Price**
£1,250,000 - £1,350,000

- Guide Price £1,250,000 – £1,350,000
- Six-bedroom family home arranged over three floors (over 2,000 sq ft)
- Fully refurbished and architecturally designed throughout
- Quiet, tree-lined and family-friendly Ivy Road
- Stunning south-facing garden with patio, seating and BBQ area
- High-spec kitchen/dining space opening directly onto the garden
- Loft conversion with skyline views and additional bathroom
- Moments from Gladstone Park and excellent local amenities
- Strong transport links (Jubilee Line & Thameslink) and great schools nearby
- Oli & Liana are delighted to bring this exceptional property to market.





Council Tax Band: E

Tenure: Freehold

Property Type: Terraced House





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