



Blenheim Gardens  
NW2

---

FOR SALE  
FREEHOLD

---

£2,850,000

---

For Sale via Camerons Stiff & Co.

A substantial and imposing detached Victorian house, situated in a commanding position on a highly sought-after road on the cusp of the coveted Mapesbury Conservation Area. This listing offers a remarkable and rare opportunity to acquire a 'one-of-a-kind' family home in a truly enviable location.

---







Blenheim Gardens is an emporium of exquisite original architectural features that have been reconciled with a contemporary design scheme that's evidently sympathetic to the original character of the building. The house has been meticulously cosseted by the current owners for over 20 years, and this becomes immediately apparent upon entry. While each room is distinct, there's a bold visual motif that's lineal throughout the house.

The house was built in 1888 before the wider 'urbanisation' of Mapesbury, and is absolutely unique in size, scale and scope. The Ground Floor is constituted around a large entrance hallway, off which all rooms are accessible. There are two primary reception rooms on the left side, while the rear comprises a kitchen/dining space.



The front reception room boasts enormous bay windows, a cast-iron fireplace with decorative ceramic tiling and gorgeous ceiling cornicing. The second reception room offers expansive views over (and access to) an extraordinarily secluded and mature 83ft garden. The kitchen is striking, offering muted green cabinetry and a Lacanche oven.

The upper floors offer 8-bedrooms and 3-bathrooms. The principal bedroom is situated at the rear of the First Floor and has a large ensuite bathroom. The remaining three bedrooms are serviced by a sizeable family bathroom in the midriff. The Second Floor comprises an annexe (with its own private side entrance) that would be ideal for a live-in nanny / au pair.

Early viewing is thoroughly recommended.





- A substantial and imposing detached Victorian house.
- Situated on the cusp of the coveted Mapesbury Conservation Area.
- Retains an abundance of exquisite original architectural features throughout.
- Boasts an expansive footprint of 4,376 sq. ft (GIA).
- Off-street parking for three vehicles & an electric charging point.
- Built in 1888, before most other houses in the area. Unique in size, scale & scope.
- An outstanding 83ft mature and secluded rear garden.
- Cosseted by the current owners for over 20 years.
- A short distance from Queen's Park, West Hampstead & Hampstead.
- COUNCIL: Brent (C)









# BLENHEIM GARDENS

London - NW 2



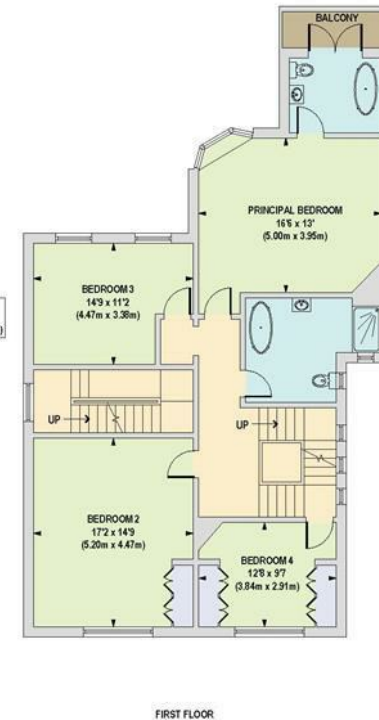
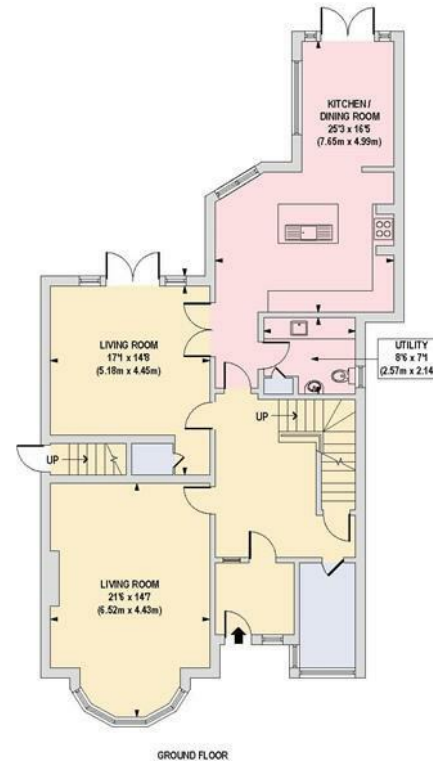
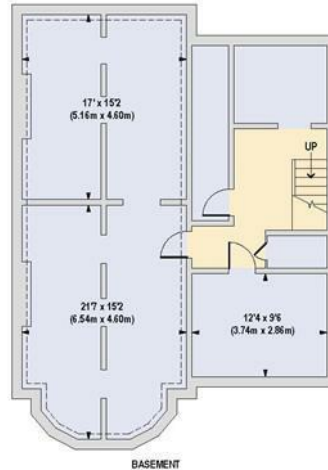
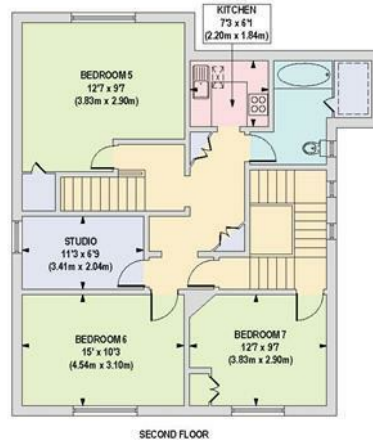
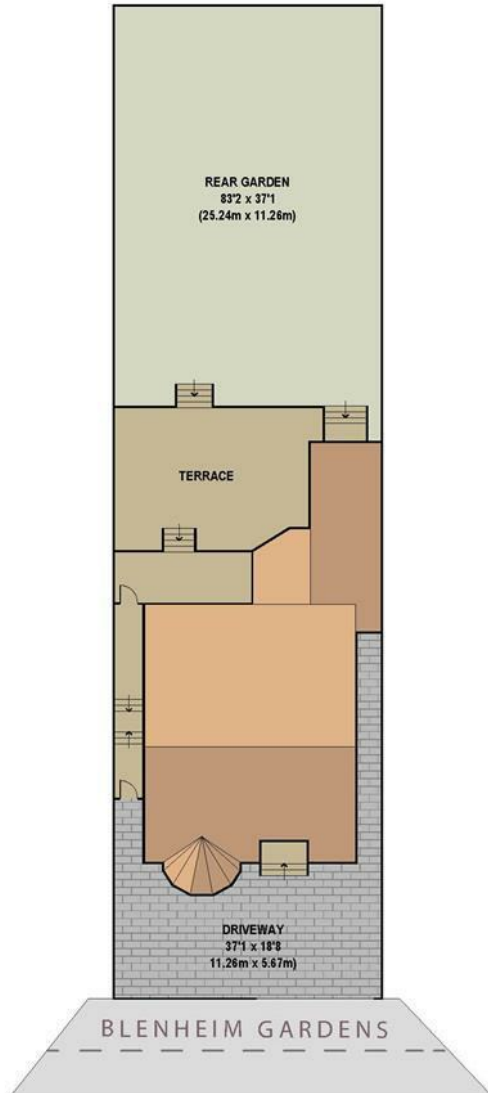
Approximate Gross Internal Floor Area  
 4376 sq. ft / 406.50 sq. m (Including Basement)  
 3421 sq. ft / 317.78 sq. m (Excluding Basement)  
 955 sq. ft / 88.71 sq. m (Basement Only)

Approx 4376.00 sq ft

EPC: D

Brent (C)

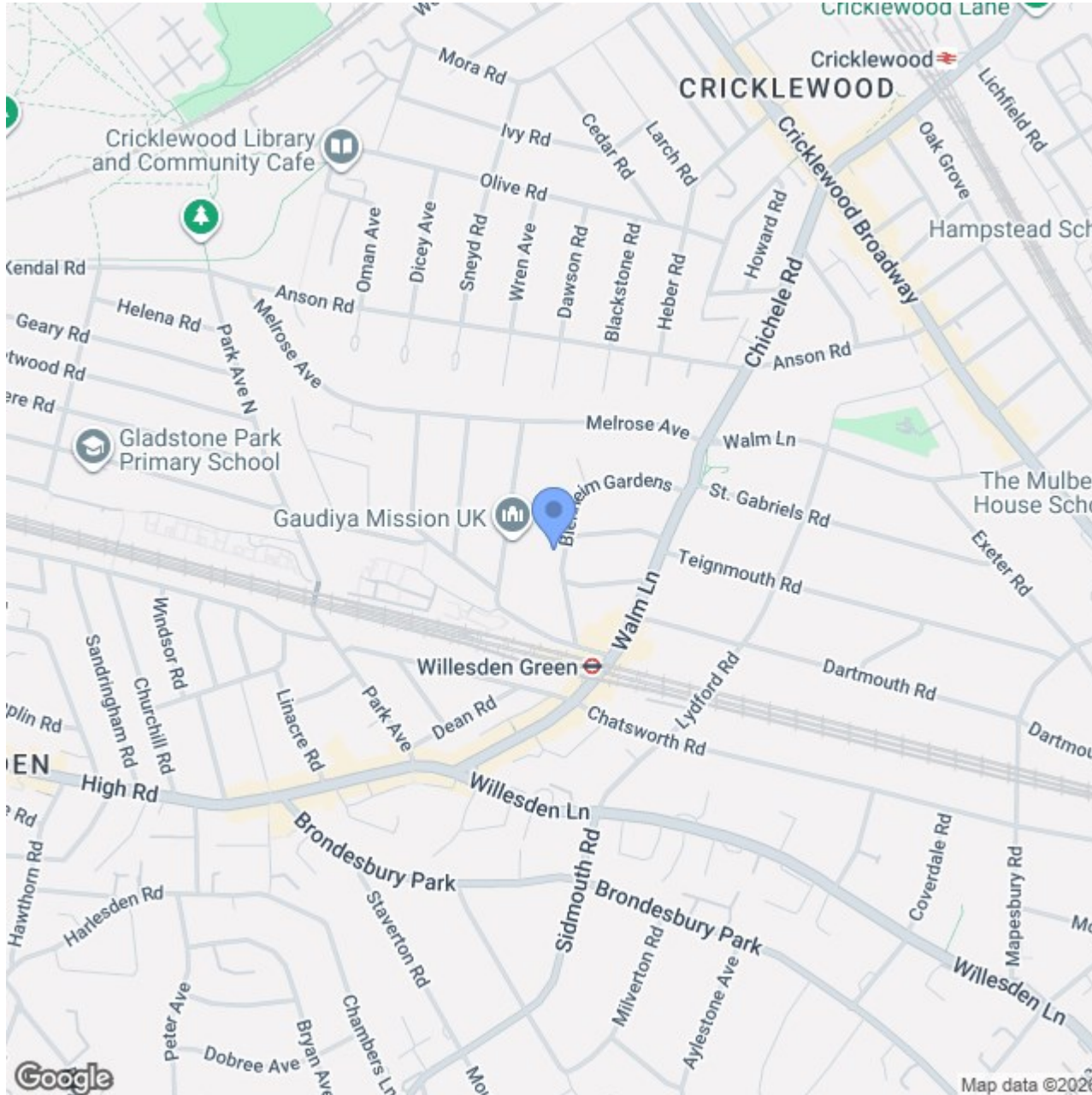
Ref: 19756931



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

# Location

---



Blenheim Gardens is a wide, tree-lined road on the cusp of the coveted Mapesbury Conservation Area, which is typified by architecturally attractive Victorian and Edwardian houses. The award-winning 96-acre Gladstone Park, which is popular with runners and dog walkers, is a short distance away. The area is perfect for families seeking expansive and lateral family living, in addition to easy access to schools in West Hampstead, Queen's Park & Hampstead.

---

020 7328 2828 \* 020 8459 1133 – Sales

020 8450 9377 – Lettings

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

**CAMERONS STIFF & Co.**  
EST. 1982



These particulars are a guide, not an offer contract. Property descriptions, photographs and floor plans are not taken as statements or representations of fact. Although every effort has been taken to ensure measurements, provided are as accurate as possible, they are to be assumed approximate and not to scale. Prospective purchasers must verify the accuracy of the information provided here through private means. Camerons Stiff & Co. does not give any representations or warranties, nor does Camerons Stiff & Co. represent the vendor legally. Camerons Stiff & Co. assume no liability, for any costs, losses or expenses incurred by the vendor or a prospective purchaser relating to any transaction regarding this property.

©Camerons Stiff & Co. 2025 All rights reserved.

