



Lampards

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1a Lonsdale Road,
Queens park,
NW6 6RD

Mapesbury Road,
£1,850,000

3 3 2



**A Rare Freehold Opportunity in the Mapesbury Conservation Area
2,127 sq ft - West-Facing Gardens | Garage | Off-Street Parking**

A truly unique opportunity to acquire two beautifully presented flats within a single, handsome Edwardian building on Mapesbury Road – a wide, tree-lined street in the heart of the highly desirable Mapesbury Conservation Area, just a short walk from Queen’s Park.

This exceptional property offers flexible living and significant potential, with approx. 2,127 sq ft of internal space including a garage, utility room, and cellar. Whether used as two independent homes, a multi-generational setup, or reconfigured into a stunning duplex, this is a rare and special offering with endless possibilities.

The ground floor flat is a generous and charming two-bedroom home full of character. Original parquet flooring, feature windows and French doors provide a sense of warmth and timeless elegance. The large reception room is bathed in natural light, and the well-appointed kitchen offers direct access to a beautifully maintained west-facing garden – a perfect space for relaxing or entertaining.

Adjoining the flat is a substantial garage and separate utility room, ideal for use as a workshop, artist’s studio, home gym or storage. This space also presents scope for conversion or integration into the main flat, subject to planning. A large cellar below adds valuable additional storage and potential.

Above the garage is a completely self-contained studio flat, accessed via its own private entrance. Compact but cleverly arranged, it features a reception/sleeping area, kitchen, bathroom, and a private roof terrace. Most impressively, it also enjoys direct access to its own large west-facing garden – a rare feature for a studio.

This space could work brilliantly as a rental investment, guest flat, home office or separate accommodation for a teenager or family member.



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Mapesbury Road, NW2
 Approximate Internal Area = 144.3 sq m / 1552 sq ft
 Garage = 26.6 sq m / 275 sq ft
 Total = 170.9 sq m / 1827 sq ft
 For illustrative purposes only NOT TO SCALE



This Floorplan is been produced in accordance with RICS Property Measurement standards (PM01) Registered Floorplan was produced for Lampards. Produced by Frame Focus Studio

- Raresale comprising two separate flats in one attractive Edwardian building
- Spacious ground floor two-bedroom flat with original features and parquet flooring
- Large garage – ideal as a studio, workshop, or for conversion (STPP)
- Self-contained studio flat above the garage with private entrance, terrace and garden
- Off-street parking to the front of the property
- Located in the Mapesbury Conservation Area, a short walk from Queen’s Park
- Stunning west-facing private garden accessed via original French doors
- Generous cellar space offering extensive storage or further development potential
- Total internal space approx. 2,127 sq ft / 170 sq m including garage
- Scope to create a grand three-bedroom duplex home with double garden and garage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

