



LB

Loporto Browne

— RESIDENTIAL —

Dartmouth Road, Mapesbury Conservation, NW2

£2,750,000

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- Edwardian detached house of approximately 4,215 sq ft (391 sq m)
- Located on one of the most sought-after roads in the Mapesbury Conservation
- Direct access to a 91 ft south-facing garden with decking and off-street parking
- First floor apartment approximately 1,231 sq ft
- Within easy reach of Willesden Green and Kilburn (Jubilee Line), Brondesbury Overground
- London Borough of Brent Council Tax Band G
- Arranged as three self-contained apartments offering excellent investment potential
- Ground floor apartment around 1,722 sq ft
- Top floor apartment around 1,078 sq ft
- Oli and Liana are delighted to be instructed on this unique property



A unique opportunity to acquire a substantial red brick Edwardian detached home measuring a staggering 4,215 sq ft (391 sq m), beautifully positioned in the heart of the Mapesbury Conservation Area. Currently arranged as three self-contained apartments, this striking period home offers versatility and strong investment potential.

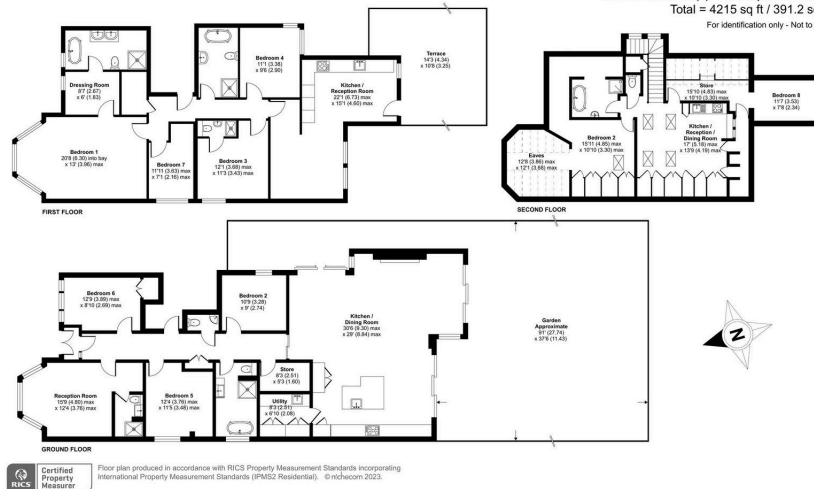
Oli and Liana are delighted to be instructed on this unique property.



Dartmouth Road, London, NW2

Ground Floor = 1722 sq ft / 160 sq m
 First Floor = 1231 sq ft / 114 sq m
 Second Floor = 1078 sq ft / 100.1 sq m
 Limited Use Area(s) = 184 sq ft / 17.1 sq m
 Total = 4215 sq ft / 391.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	