



MOSTYN GARDENS
LONDON, NW10

GRANT J BATES
— PROPERTY —



Restored Victorian interiors, beautifully layered materials and close to 2,100 sq ft of exceptional family living

GJB

Mostyn Gardens, London, NW10

Freehold

- Restored Victorian Family Home
- Close to 2,100 Sq Ft
- Four Bedrooms, Three Bathrooms
- Exceptional Panelled Interiors
- Marble Fireplace and Oak Floors
- Solid-Oak Bespoke Kitchen
- Arabescato Viola Statement Stone
- Lantern Roof and Cortizo Glazing
- Landscaped South-Facing Garden
- Air Conditioning Throughout

Description

Set behind an exquisitely restored Victorian façade, this exceptional four-bedroom, three-bathroom house extends to close to 2,100 sq ft and has been reimagined with remarkable attention to material, proportion and detail.

The exterior immediately sets the tone. The front of the house has been chemically paint-stripped to reveal and restore the original brickwork, which has also been carefully repointed. Intricate period mouldings and timber double-glazed sash windows preserve the architectural integrity of the house, while original Victorian floor tiles lead towards the entrance, with further original tiling framing the stained-glass front door.

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Inside, the entrance hall is lined with bespoke panelling and finished with marble flooring and softly considered architectural lighting. Panelled internal doors are detailed with Corston ironmongery, while a glazed internal window and pocket door create a beautiful sightline through to the kitchen beyond, drawing light through the centre of the plan.

To the front, the double reception room is elegant, generous and wonderfully atmospheric. Timber double-glazed sash windows with shutters frame the bay, while oak flooring, extensive wall panelling and a substantial marble fireplace bring warmth and texture to the room. At the rear, a broad open connection leads naturally into the extended kitchen and living space, giving the entire ground floor an unusual sense of width and flow.

The kitchen is arguably the architectural centrepiece of the house. A substantial solid-oak kitchen is paired with richly veined Arabescato Viola stone, fluted-glass cabinetry and a generous central island. Integrated Siemens appliances sit alongside a Quooker boiling-water tap, a concealed coffee station and beautifully resolved storage, with soft-close drawers and cabinetry throughout.





Above, a dramatic lantern roof gives the extension exceptional height and volume, complemented by multiple additional skylights that flood the space with natural light throughout the day. Full-width Cortizo sliding doors span the rear elevation, creating an almost seamless relationship with the garden and reinforcing the remarkable feeling of openness.

Completely separate from the kitchen is a dedicated pantry, finished in dusty-pink joinery and providing a playful contrast to the natural oak and expressive stone of the main space.

Beyond, the south-facing garden has been thoughtfully landscaped with mature planting and sculptural olive trees. Private and established, it feels like a genuine continuation of the living space, with the southern orientation drawing sunlight across both the garden and rear of the house.

To finish the ground floor, there is a guest cloakroom with bespoke wallpaper, together with fantastic fitted joinery and intelligently concealed understairs storage.





The first floor is arranged around an impressive principal suite, whose additional width gives it an unusually generous sense of scale. Timber double-glazed sash windows with shutters bring light into the bedroom, while panelled walls, wallpapered insets and bespoke joinery continue the considered detailing found throughout the house.

A walk-through dressing room incorporates extensive fitted wardrobes, bespoke cabinetry and a central dressing island, with Taj Mahal stone introducing a softer natural palette. Hendel & Hendel handles and hardware add another layer of refinement, while thoughtful details — including discreet pull-out garment hooks designed for dressing — reveal the exceptional level of consideration given to the everyday use of the space.

The Taj Mahal stone continues into the adjoining principal bathroom, where it is combined with fluted oak cabinetry, mirrored joinery, a generous walk-in shower and a Hansgrohe Japanese-style WC. Underfloor heating completes the space.

A further bedroom sits to the rear of this floor, with timber double-glazed sash windows, shutters, bespoke wardrobes and fitted joinery.

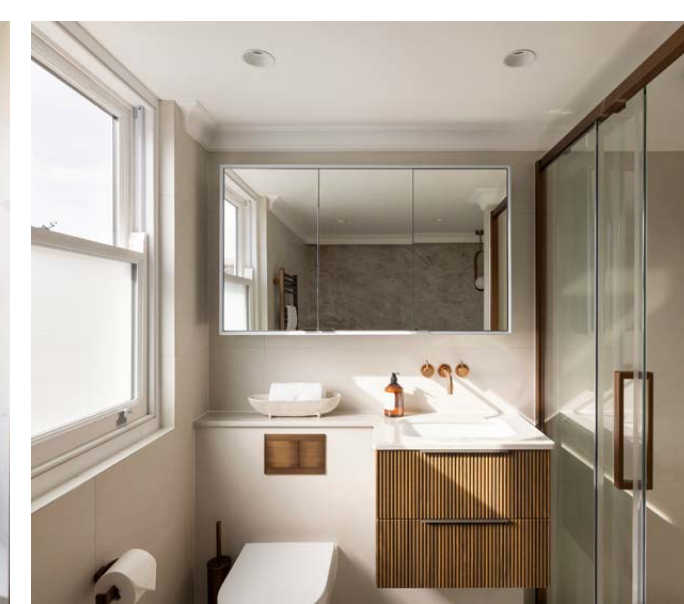
Between the first and second floors sits another beautifully executed family bathroom. A full-size bath is surrounded by fluted cabinetry and carefully selected stone and metal detailing, with an integrated television positioned at the end of the bath. As with each of the bathrooms, underfloor heating adds another layer of comfort.

A dedicated utility room with Miele appliances and custom cabinetry is discreetly incorporated into the upper floors.

The top floor has been extended to create two further bedrooms, one of which has bespoke fitted storage and generous eaves cupboards. Carefully positioned rooflights bring natural light through the upper level and down into the centre of the house, while a third bathroom continues the same material language as those below, again with underfloor heating.

Throughout the house, extensive panelling, bespoke joinery, oak flooring and carefully considered lighting create a sense of continuity from one floor to the next. Air conditioning throughout ensures that the house is as comfortable and technically accomplished as it is visually striking.





This is a house where restoration and reinvention have been handled with equal confidence. Period architecture has been celebrated rather than overwhelmed, while expressive stone, natural oak, bespoke joinery and exceptional craftsmanship bring a distinctly contemporary character. The result is an incredibly complete family home: beautiful but liveable, richly detailed without feeling overworked, and with a quality of finish that reveals itself more with every room.

Location

Mostyn Gardens is a peaceful residential street in the heart of Kensal Rise, one of north-west London’s most desirable and creatively minded neighbourhoods.

The independent cafés, restaurants and shops of Chamberlayne Road are moments away, while nearby Queen’s Park provides tennis courts, a children’s playground, landscaped gardens and its much-loved weekly farmers’ market. Tiverton Green and King Edward VII Park offer further green space within easy reach.

Kensal Rise and Kensal Green stations provide convenient connections across London, while the boutiques, restaurants and neighbourhood culture of Queen’s Park, Notting Hill and Portobello Road are all readily accessible.

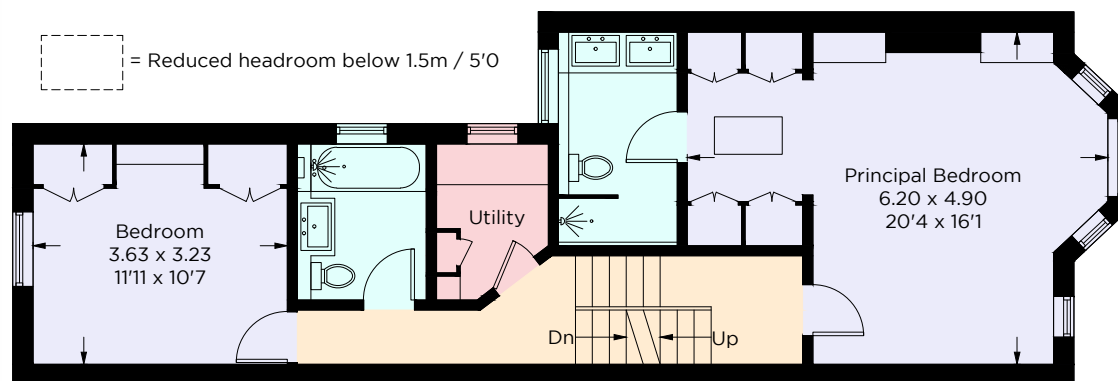
Additional Information

Local Authority: Brent
Council Tax Band: E
EPC Rating: D

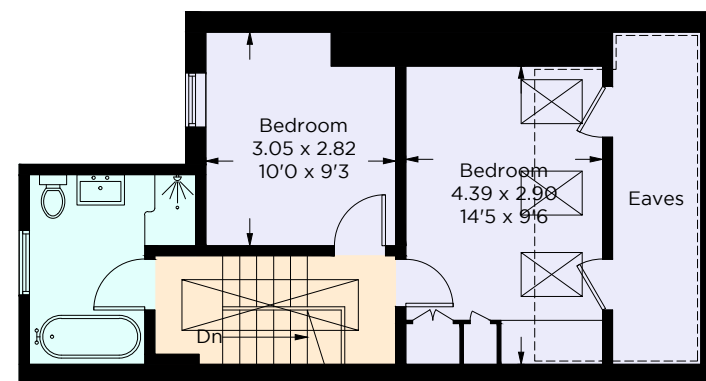


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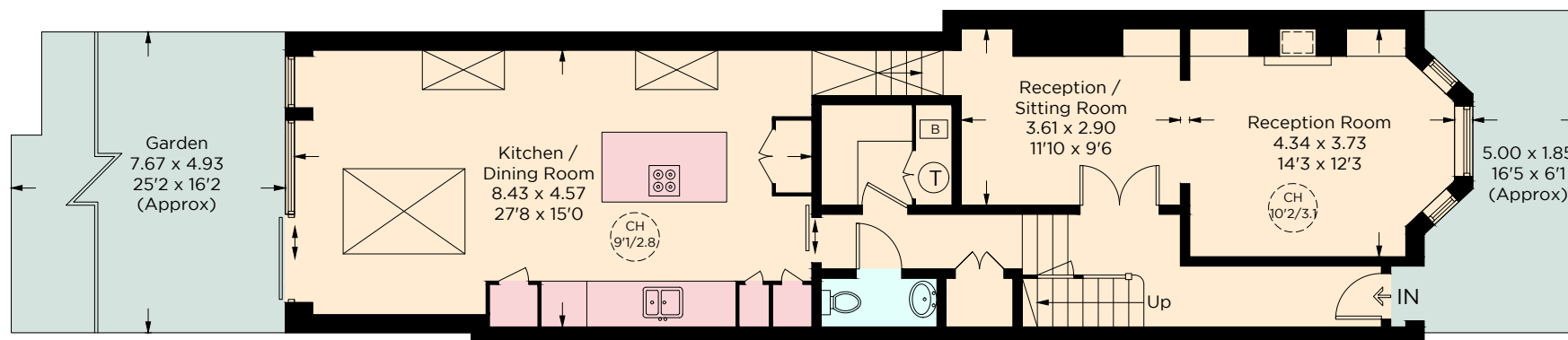




First Floor



Loft Floor



Ground Floor

Mostyn Gardens

Approximate Gross Internal Area = 185.3 sq m / 1994 sq ft, Eaves = 6.4 sq m / 69 sq ft, Total = 191.7 sq m / 2063 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.