



Blenheim Gardens
NW2

FOR SALE
LEASEHOLD

£1,350,000

For Sale via Camerons Stiff &
Co.

A sizeable and beautifully
presented three-bedroom
apartment, comprised within an
imposing red-brick Victorian
townhouse. The listing offers a
unique and exciting opportunity
to acquire a best-in-class
apartment situated on the cusp
of the highly coveted
Mapesbury Conservation Area
with a private front entrance.







Upon entering, it becomes immediately apparent that the current owner has undertaken a meticulous interior and architectural design process - the apartment has been finished to an absolutely exceptional specification throughout.

The apartment boasts a large footprint that's both pragmatic and distinctly sociable. The layout is comprised around a sizeable reception room in the midriff. This space offers an open-plan kitchen, in addition to direct access to a 70ft rear garden. Large double doors lead out to a large decked area that's perfect for entertaining - this seamless connection of external and



internal space is arguably the defining feature of the listing.

The principal bedroom is situated at the rear and offers a gorgeous ensuite bathroom with views over the garden.

The second bedroom is comprised within the property's original first reception room and therefore boasts soaring ceilings and original architectural features. A spiral staircase leads down to a third bedroom on the Lower Ground Floor - this space could also be used as a home office or children's room.

Early viewing thoroughly recommended.





- Three-bedroom apartment comprised within an imposing red-brick Victorian townhouse
- Located near the Mapesbury Conservation Area with a private entrance
- Spacious open-plan reception room with kitchen
- Direct access to a 70ft private rear garden
- Large decked area ideal for entertaining
- Principal bedroom with en-suite and garden views
- Second bedroom with high ceilings and period features
- Third bedroom on Lower Ground Floor, suitable as office or nursery
- COUNCIL: Brent (E)







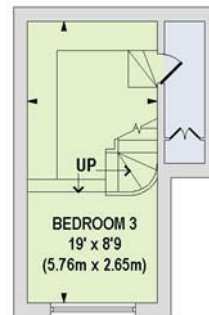
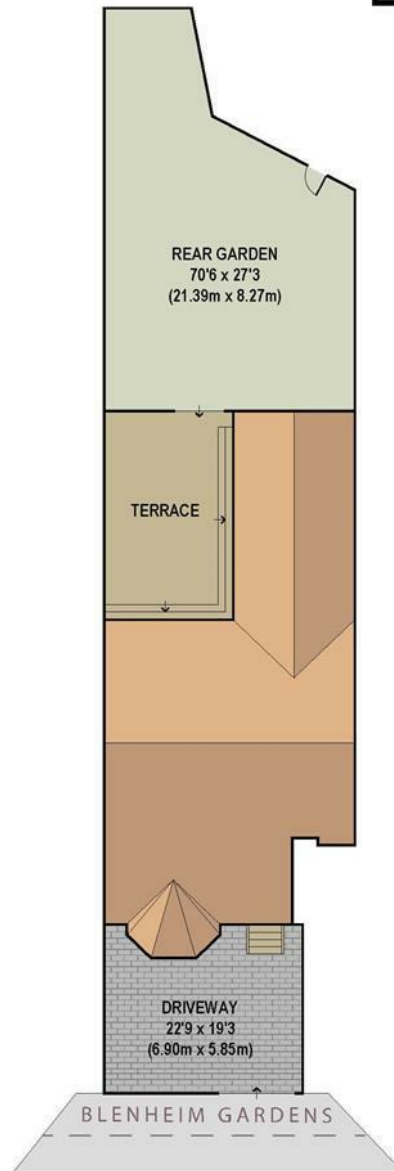


BLLENHEIM GARDENS

London - NW 2



Approximate Gross Internal Floor Area
1371 sq. ft / 127.36 sq. m



LOWER GROUND FLOOR



GROUND FLOOR

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.

Approx 1371.00 sq ft

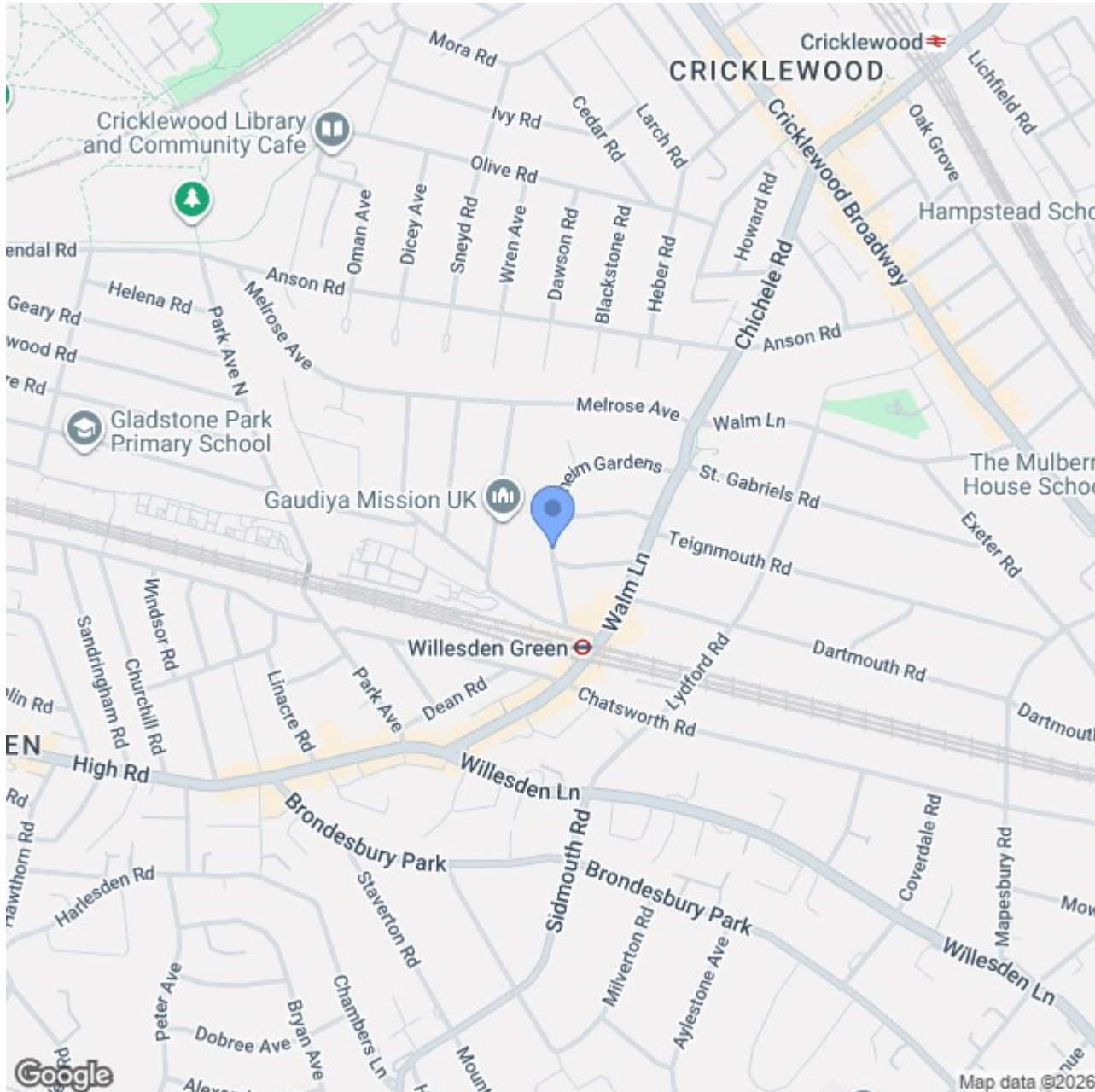
EPC: C

Brent(E)

Ref: 19711388

Location

Blenheim Gardens is a quiet, tree-lined residential street on the cusp of the Mapesbury Conservation Area. This coveted collection of roads is a short distance away from Queen's Park, West Hampstead and Kensal Rise. The apartment is also situated close to Willesden Green station (Jubilee), which provides easy access into the City.



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