



Grove Road
NW2

FOR SALE
SHARE OF FREEHOLD

£900,000

For Sale exclusively via
Camerons Stiff & Co

A truly exceptional apartment,
comprised on the Ground Floor
of a semi-detached Edwardian
townhouse. Situated on a
sought-after road in the heart of
Willesden Green, this listing
presents a unique opportunity
to acquire a thoughtfully
considered apartment a short
distance from West
Hampstead, Queen's Park &
Kensal Rise.









The apartment is split into two predominant living areas; the first, its original footprint, comprises two sizeable bedrooms, a large reception room, one large bathroom and an ensuite shower room. This space has been beautifully refurbished in a fashion that reflects the property's original Edwardian architectural character. This segment of the apartment is abundant in exquisite original architectural features, including a Carara marble fireplace and stained-glass windows.

The original layout seamlessly interlinks with a superb extension. This extension is one of the best that we've seen throughout Willesden Green & Mapesbury. The brainchild of James Alder



Architects, it combines an innovative and practical material palette that maximises the available square footage absolutely. The two spaces work in harmony to result in a creative and distinctly cool space.

In 2023, the apartment received two RIBA awards: the RIBA London Small Project of the Year Award and the RIBA London Award.

Early viewing is thoroughly recommended.





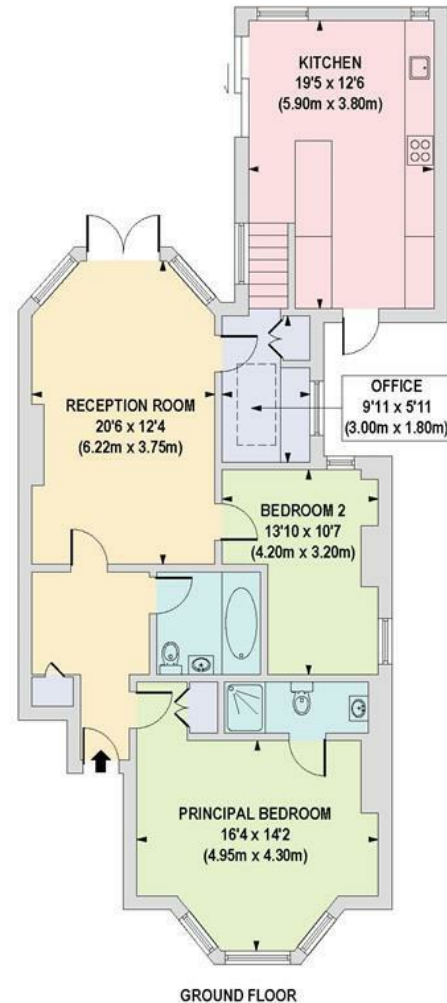
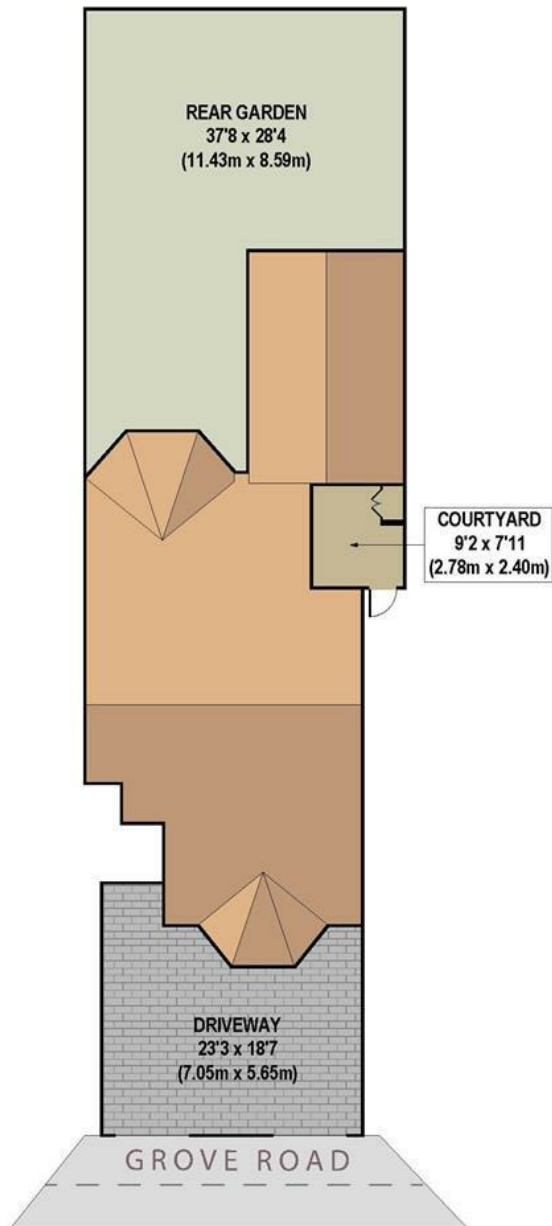
- Exceptional two-bedroom ground floor apartment
- Set within an attractive semi-detached Edwardian property
- Generous reception room with original period features
- Family bathroom plus ensuite shower room
- Beautifully refurbished throughout
- Striking Carrara marble fireplace and stained-glass windows
- Award-winning architect-designed rear extension
- Winner of two prestigious RIBA Awards in 2023
- Sought-after Willesden Green location, close to West Hampstead, Queens Park and Kensal Rise
- Council: Brent (C)



GROVE ROAD

L o n d o n - N W 2

Approximate Gross Internal Floor Area
1090 sq. ft / 101.27 sq. m



Approx 1090.00 sq ft

EPC: C

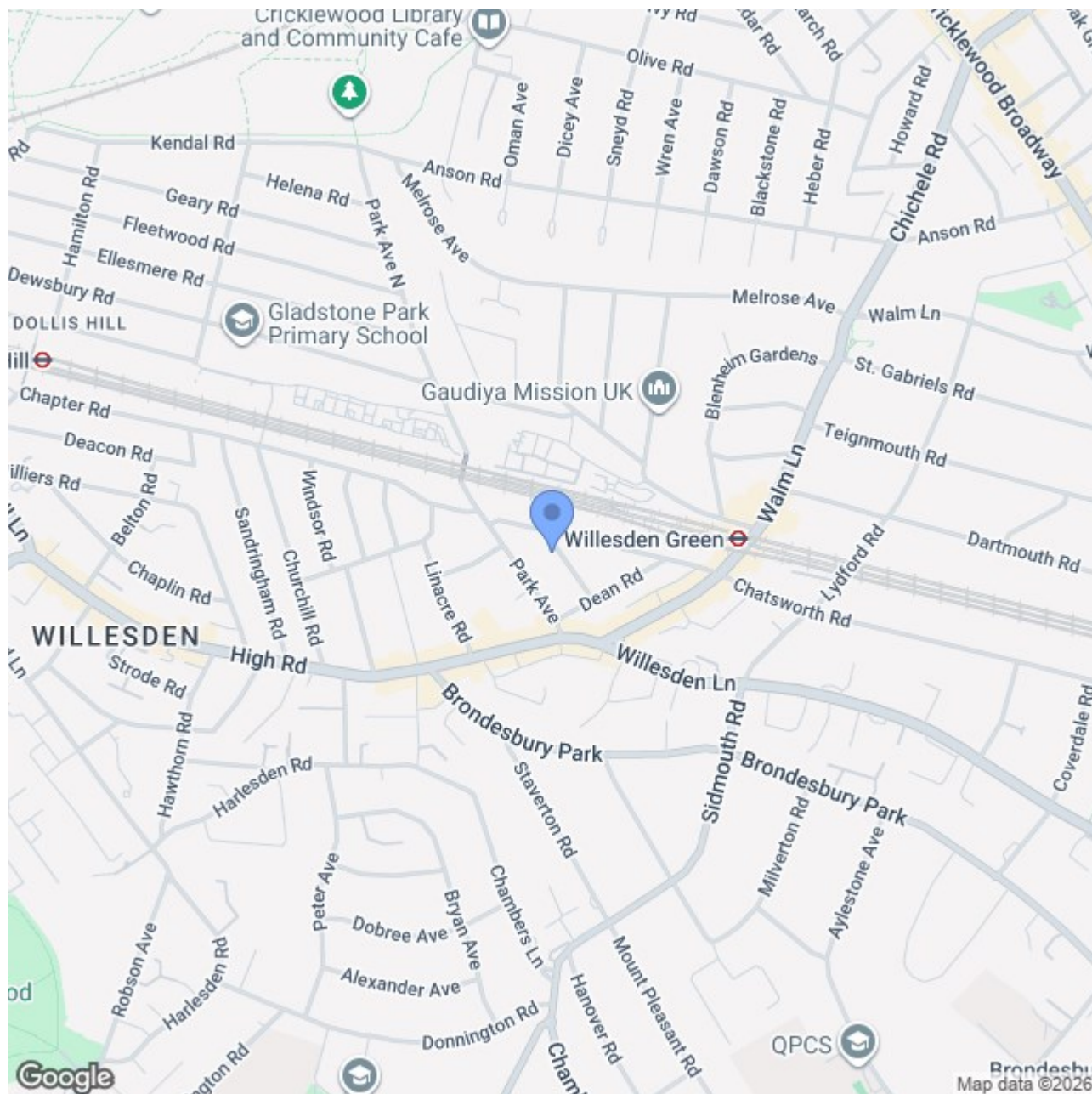
Brent (C)

Ref: 18651038

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Location

Positioned on one of Willesden Green's most attractive tree-lined roads, just a short walk from the Jubilee Line together with Gail's, Nest, XOXO Coffee, Walnut Organic and an excellent selection of independent restaurants, offering an exceptional balance of neighbourhood living and fast access to Bond Street in 13 minutes from Willesden Green Station. West Hampstead, Queen's Park and Kensal Rise are short distances away.



020 7328 2828 * 020 8459 1133 – Sales

020 8450 9377 – Lettings

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

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EST. 1982



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