



Lampards

lampards.co.uk  
0208 208 0055  
info@lampards.co.uk

4a Lonsdale Road,  
Queens park,  
NW6 6RD

St. Gabriels Road, London, NW2

£2,500,000

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Occupying a prime position on the highly regarded St Gabriel's Road in the heart of the Mapesbury Conservation Area, this substantial red brick Edwardian semi detached house extends to approximately 3,355 sq ft and offers a rare combination of period character, architectural design and exceptional family living.

Behind its handsome façade, the house has been thoughtfully remodelled through an architect designed programme of extension and refurbishment. Original proportions and period detailing have been carefully preserved, while contemporary additions create a home perfectly suited to modern family life. The property has also been meticulously maintained, including extensive external improvements and repointing.

The accommodation is arranged over three floors and offers an impressive balance of formal and informal living space. To the front are elegant reception rooms with the scale and character synonymous with Edwardian architecture. To the rear, the house opens into a remarkable kitchen, dining and family room spanning over 26 ft in width. Flooded with natural light from extensive roof glazing, the space is centred around large pivoting glazed doors that open directly onto the terrace and south facing garden beyond. A separate utility room and guest cloakroom add further practicality.

The upper floors provide four generous bedrooms together with a separate office that could easily serve as a fifth bedroom. The principal suite occupies the top floor, while the remaining bedrooms are served by a well appointed family bathroom.

The south facing rear garden extends to approximately 100 ft and provides a wonderful setting for family life and entertaining. At its far end sits a garden flat complete with its own kitchen and bathroom, offering excellent flexibility as a guest suite, studio, gym or workspace.

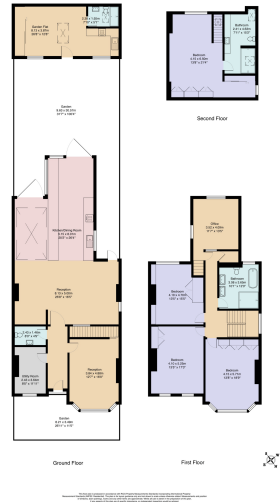
To the front, a generous driveway provides off street parking for two to three vehicles.

Mapesbury remains one of the area's most sought after neighbourhoods, known for its period homes and tree lined avenues.



## Lampards

St Gabriel's Road, NW10  
 100 sq ft 100 sq ft 100 sq ft 100 sq ft



- Approximately 3,355 sq ft of accommodation
- Prime position on St Gabriel's Road in Mapesbury
- Architect designed extension and refurbishment
- Exceptional kitchen, dining and family room
- Large pivoting glazed doors opening onto the garden
- 100 ft south facing rear garden
- Self contained garden flat to the rear
- Four bedrooms plus separate office / fifth bedroom potential
- Off street parking for two to three vehicles
- Beautifully maintained inside and out

