

# RAINBOW REID



ESTATE AGENTS || LETTING AGENTS || PROPERTY MANAGEMENT



## 44 Teignmouth Road Mapesbury Estate, London, NW2 4DX

Charming Period Conversion Apartment in Coveted Mapesbury Conservation Area

Set on a picturesque tree-lined road, this beautifully presented first-floor apartment in a characterful period conversion offers two generous double bedrooms and comes with no upper chain. The property has been fully redecorated with new flooring throughout, it's ready to move into and impress.

Enjoy a bright bay-fronted living/dining room seamlessly open to a modern fitted kitchen, alongside a stylish contemporary bathroom—perfectly blending period charm with modern living.

Just 7 minutes' walk from Kilburn Station (Zone 2, Jubilee Line), with shops, cafés, and local amenities on your doorstep, this home combines timeless character and city convenience.

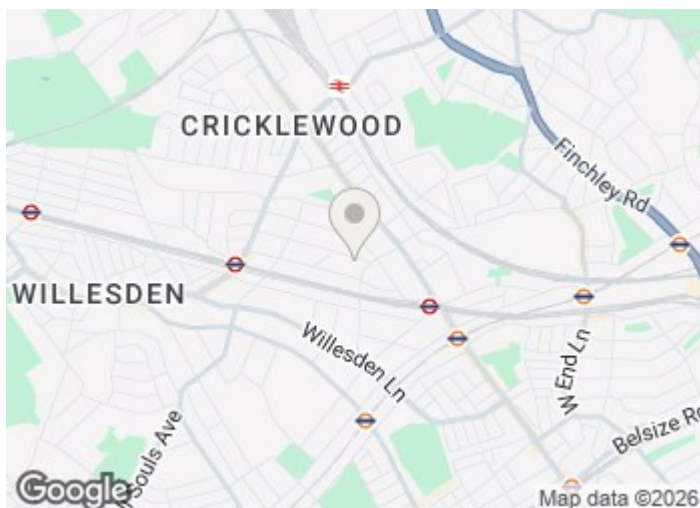
**£425,000**

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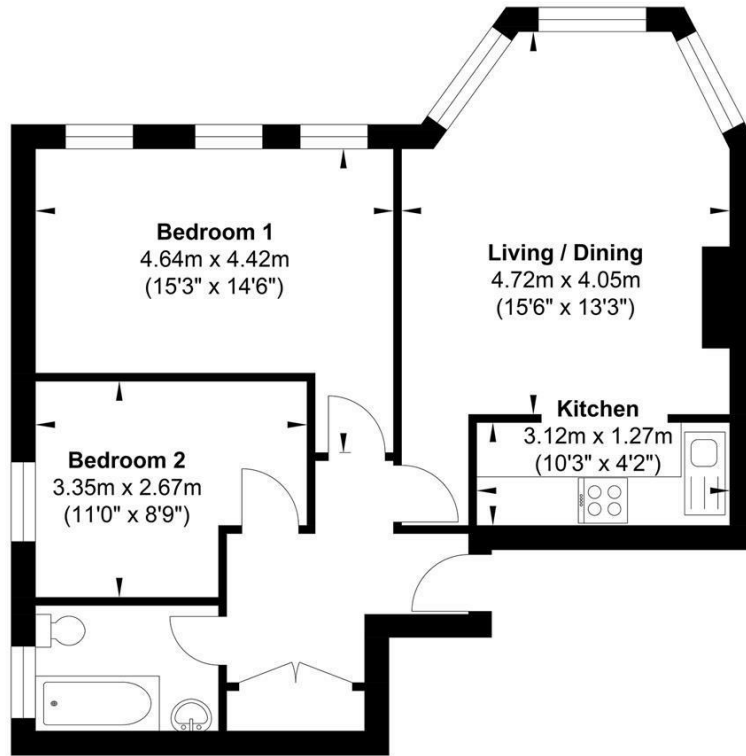
- Spacious two double bedroom first floor flat
- Modern kitchen and bathroom
- Charming character conversion
- Offered for sale with no upper chain
- Spacious bay fronted living/dining room
- Excellent transport links and local amenities



**Directions**



# Floor Plan



**Gross Internal Floor Area : 55.56 m2 ... 598.04 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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