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Mapesbury Road, Mapesbury Conservation, London, NW2 Offers In Excess Of £1,995,000



Hunters are delighted to present this exceptional new-build home in the prestigious Mapesbury Conservation area, arranged over four floors and offering approximately 3,400 square feet of high-spec internal living space.

Meticulously crafted to suit both sophisticated entertaining and modern family living, the home features seven well-proportioned double bedrooms, four bathrooms, an additional cloakroom, two spacious reception rooms, a rear garden with a bespoke outbuilding, a front garden with gated off-street parking, and two balconies.

High-end specifications include underfloor heating to the first and lower floors, a mechanical ventilation heat recovery system, TV recesses, bioethanol fireplaces, air conditioning throughout, and advanced security features including circuit breakers, and integrated fire and smoke alarms.

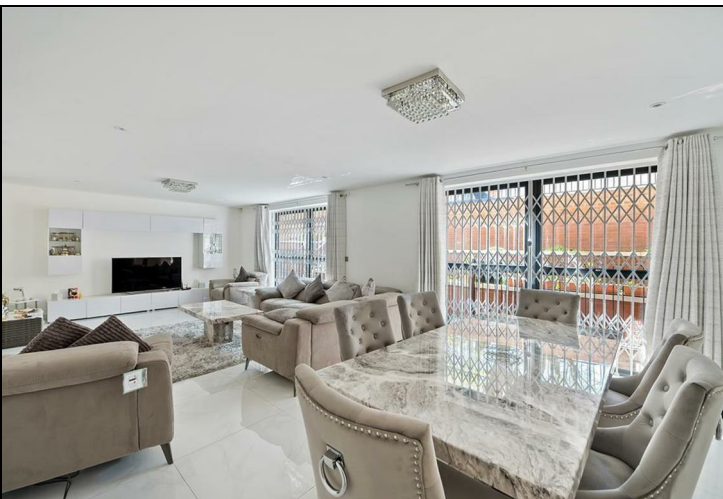
Located in the highly sought-after Mapesbury Conservation neighbourhood, the property benefits from superb transport links with Kilburn station (Jubilee line, 0.2 miles) and Brondesbury Park Overground (0.4 miles) both within easy walking distance. A number of well-regarded schools and excellent local leisure clubs are also close by, making this an outstanding opportunity for families and professionals alike.

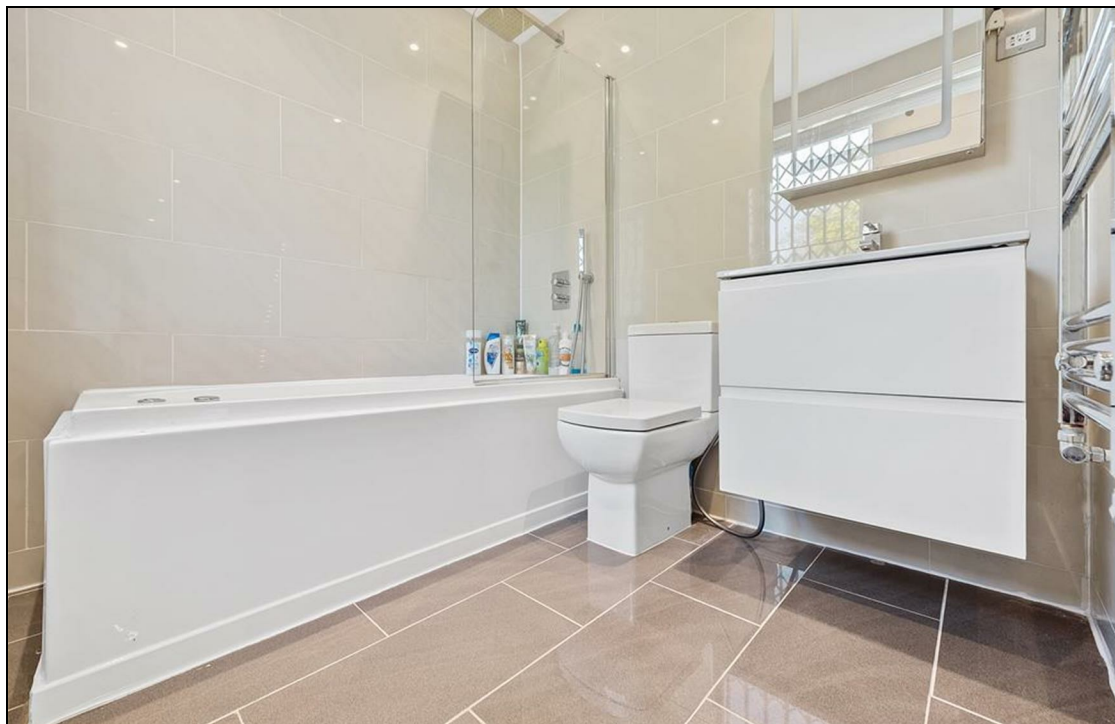
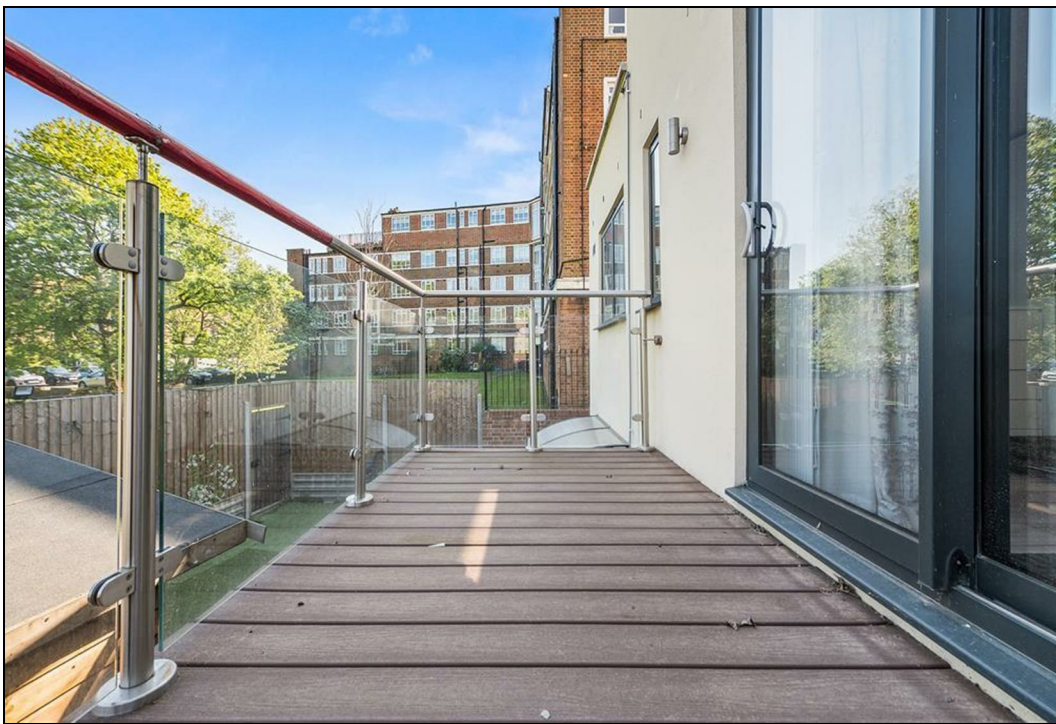
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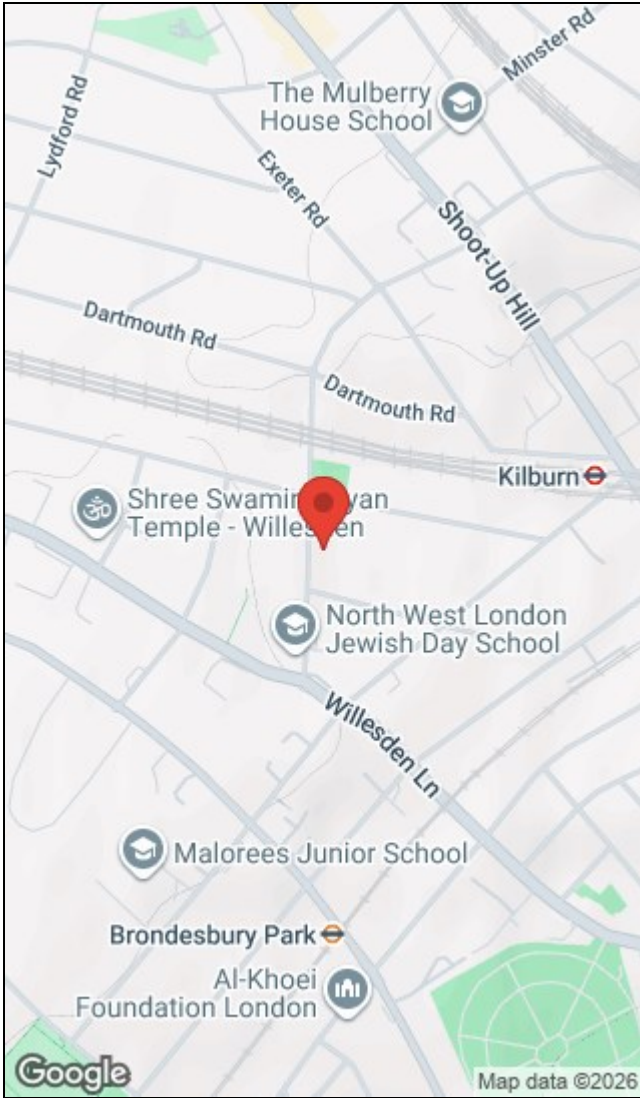
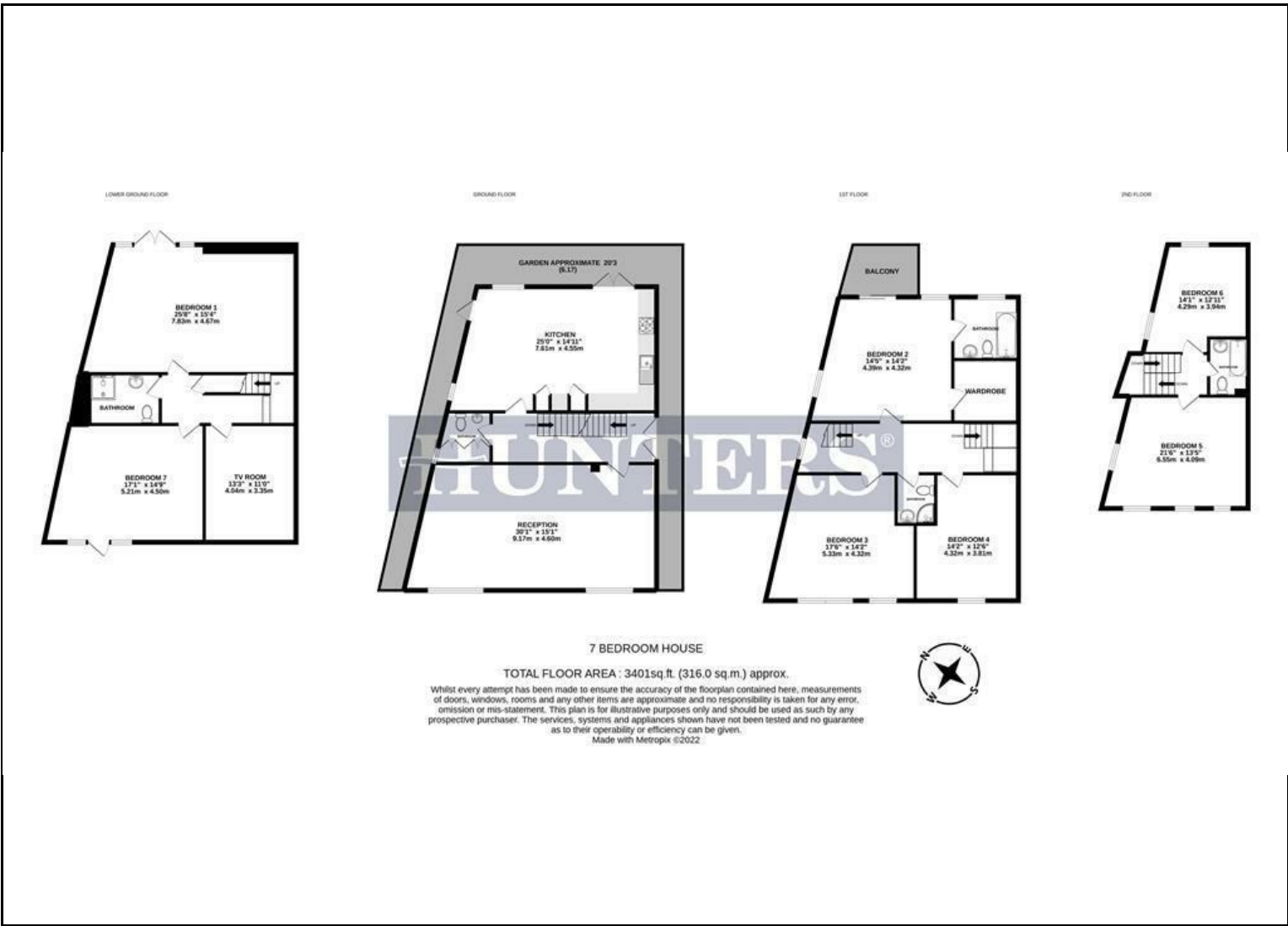


KEY FEATURES

- Outstanding seven bedroom, four bathroom family home
 - Mapesbury Conservation area
- Over 3400 sq.ft. of internal living space
- Patio, rear garden, and two balconies
 - Off-street parking
 - Underfloor heating
- Advanced security system
 - Sold chain-free







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
88	91		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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