



£2,450,000 Freehold



7



2



2



3165.00
sq ft

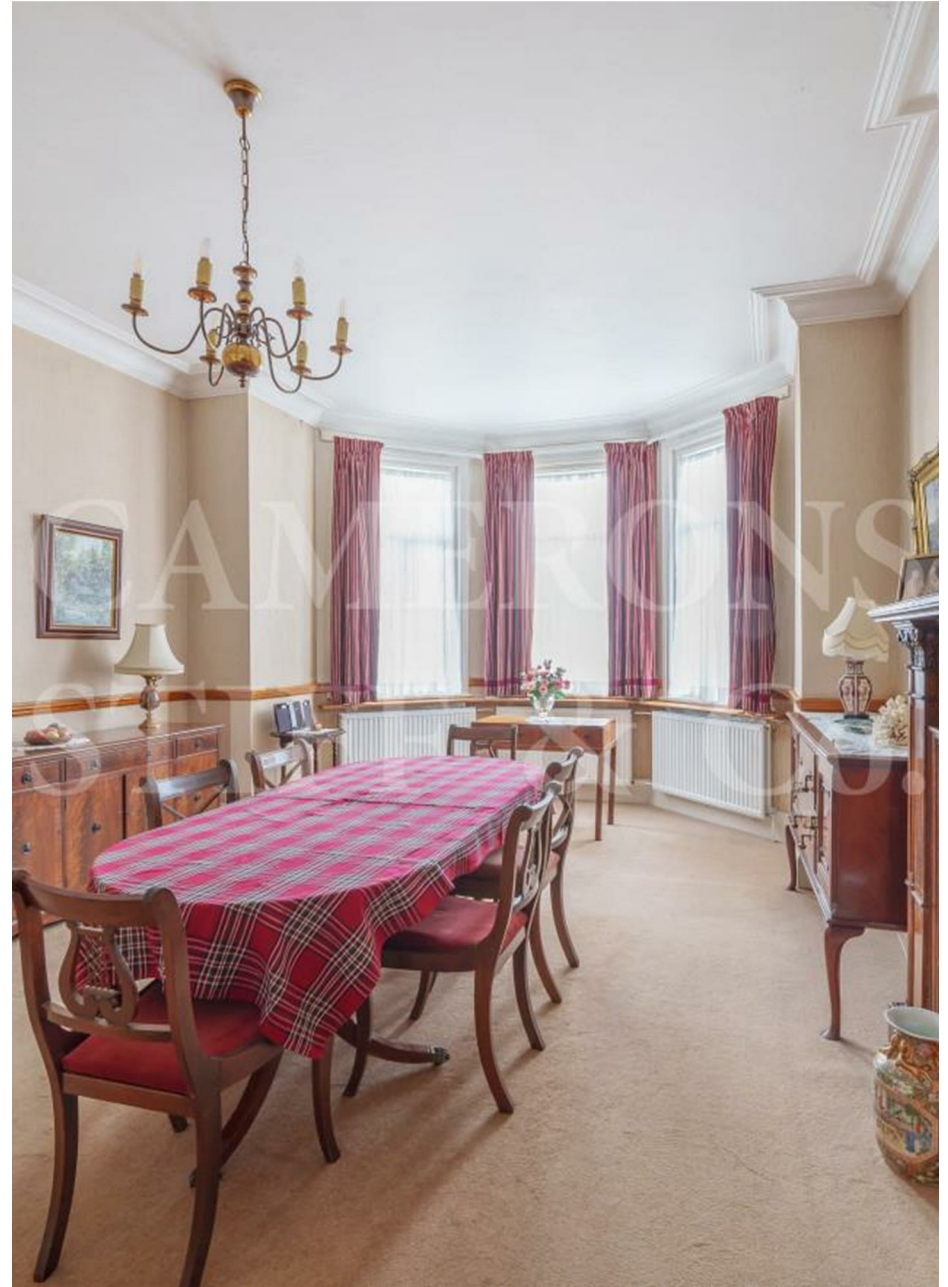


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FOR SALE exclusively through Camerons Stiff is this substantial and imposing detached property, situated on a commanding plot within the coveted Mapesbury Conservation Area. Offering a GIA of 3165 sqft, the property offers a rare opportunity to reimagine and redevelop a sizeable family home in an enviable location.

The Ground Floor currently offers a compartmentalised arrangement which is constituted around a main entrance hallway. On the left side of the property, there is one dining room and one reception room. Both rooms retain a number of original Edwardian architectural features, including ceiling corning and ornate fireplaces. There is also a guest WC by the staircase. At the rear, there is a kitchen and a bathroom with a walk-in shower and WC, servicing the Ground Floor Bedroom. There is also external storage on this floor.

An opportunity exists to completely rethink the Ground Floor layout to create a more pragmatic, sociable and open-plan arrangement that better maximises the available space. STPP, there would also be







provision to extend rearward to further enable the creation of a truly enviable entertainment space. There is a south-facing, mature and expansive 150 ft rear garden.

The First Floor offers four bedrooms, all of which are serviced by one bathroom. The principal bedroom currently has a small ensuite kitchen. The Second Floor offers three further bedrooms, all of which are serviced by another bathroom. There is also an additional third kitchen on this floor. Like the Ground Floor, a purchaser could completely reimagine both of these floors.

Dartmouth Road is a quiet, tree-lined residential street in the Mapesbury Conservation Area. The property is ideally situated to access the amenities of Willesden Green. Local transport links include Willesden Green (Jubilee - Zone 2), Kilburn (Jubilee - Zone 2) and Brondesbury (Overground).





- Imposing detached property within the Mapesbury Conservation Area.
- Spans 3165 sq ft of accommodation laid out over 3 floors
- Provides the perfect opportunity for re-development
- 7 generous bedrooms, 3 bathrooms
- 2 reception rooms, 3 kitchens, conservatory⁶
- Edwardian architectural features: ceiling cornicing, ornate fireplaces
- Provision to extend to the rear (STPP)
- Beautiful 150 ft expansive rear garden awakening in the Spring
- Transport: Willesden Green (Jubilee - Zone 2), Brondesbury (Overground)
- Council: Brent (G) - FREEHOLD



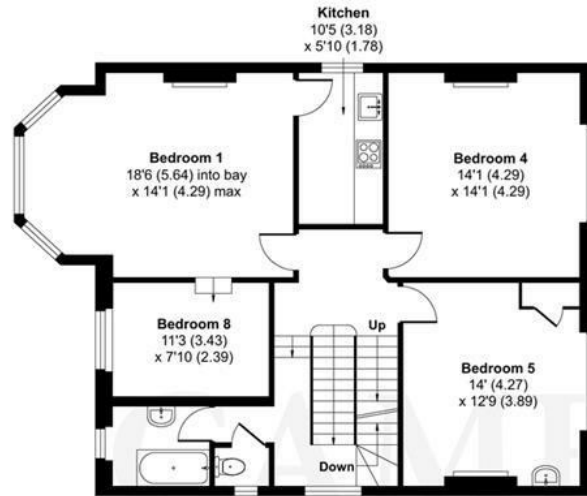


Approximate Area = 3157 sq ft / 293.2 sq m

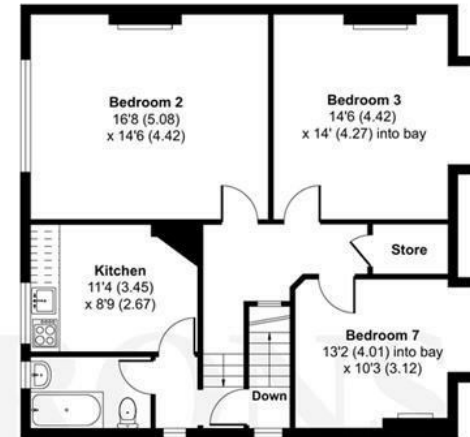
Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 3165 sq ft / 293.9 sq m

For identification only - Not to scale

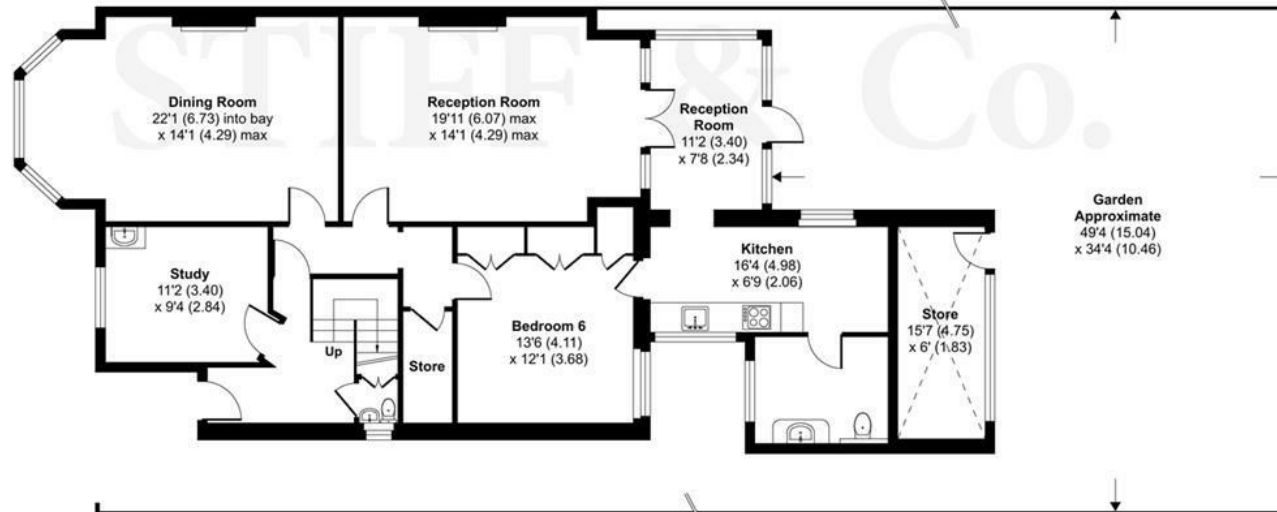


FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



GROUND FLOOR

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

Current: 60 Potential: 76



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2023. Produced for Camerons Stiff & Co. REF: 960390



Dartmouth Road, NW2

