



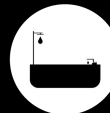
£2,500,000 Freehold



5



2



3



2679.00
sq ft



G

Welcome to a timeless gem in the heart of the Mapesbury Conservation – an Arts & Crafts detached house spanning 2,679 sq ft. As you step into this abode, the entrance sets the tone with exquisite parquet flooring, guiding you seamlessly towards a grand area featuring a captivating fireplace.

The charm unfolds further in the large front reception, where the fireplace takes center stage, surrounded by pristine hardwood parquet flooring. Immerse yourself in the warmth of this well-maintained space, perfect for entertaining guests or creating cherished family moments.

Venturing into the heart of the home, the expansive kitchen beckons – an open expanse that seamlessly connects with a rear lounge. Adorned with beautiful French doors, this space invites the outdoors in, leading to a mature, well-stocked 110ft garden. Picture yourself on the large terrace, surrounded by herbaceous borders, providing a serene backdrop for relaxation and outdoor gatherings.

With five bedrooms, three bathrooms, this property offers versatility and comfort in every







corner. The interior, curated by a skilled designer, ensures a cohesive aesthetic throughout, marrying modern conveniences with the timeless charm. Ascend to the loft, where a pleasant surprise awaits – a shower room, adding both functionality and convenience. This thoughtful addition elevates the property's appeal, catering to the needs of modern living.

Parking is a breeze with a large driveway, a rare convenience in this charming locale. The exterior mirrors the beauty completing the picture of a residence that is not only elegant but practical.

In summary, this elegant home is a true testament to timeless design and functionality. With its spacious interiors, meticulously designed living spaces, and a garden that whispers tranquility, this property seamlessly marries the best of vintage charm and contemporary living. Welcome home to a place where history meets modernity, and every detail is an ode to refined living.





- Meticulously presented detached Arts & Crafts property offering 2796 sq ft
- Situated within the heart of the Mapesbury Conservation Area
- 5 bedrooms, 3 bathrooms (includes en-suite shower room)
- Expansive kitchen/dining room, 2 reception rooms
- Abundance of stylish features throughout this home
- A mass of lighting filters through the kitchen through wood framed French doors
- 110ft mature rear garden and borders, raised decking area
- Close to transport, good schools, local shops, bars, cafes and restaurants
- Within walking distance of Queen's Park, Mapesbury Dell and Gladstone Park
- EPC (D) COUNCIL TAX: (G)



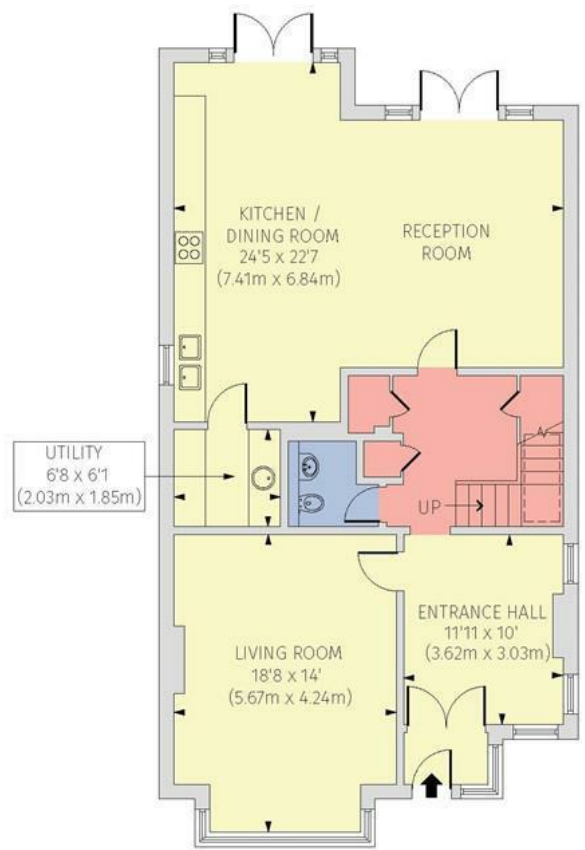
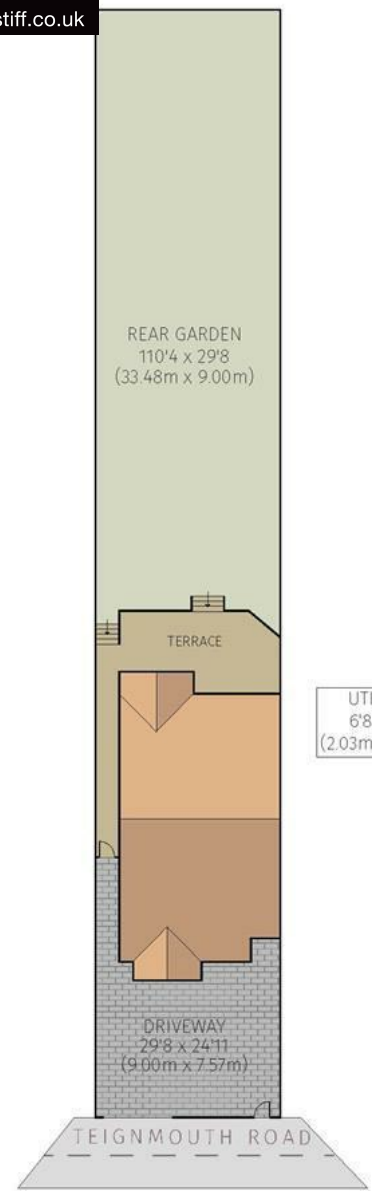




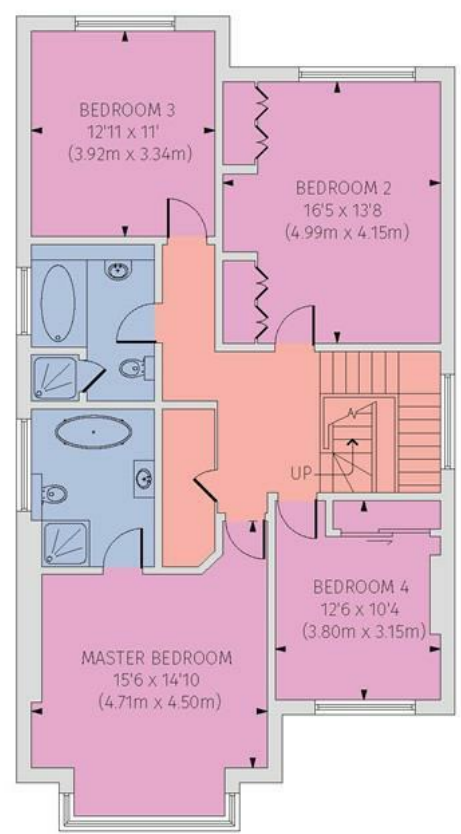


Teignmouth Road, NW2

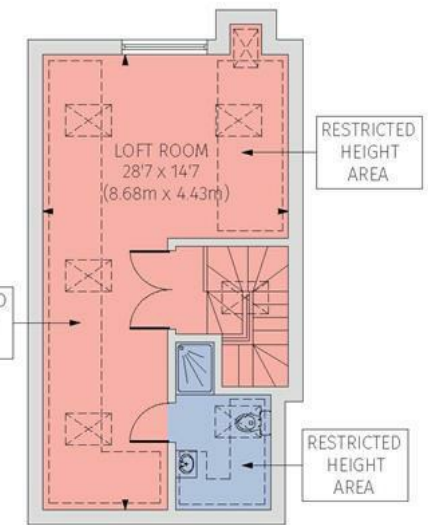
APPROX FLOOR AREA 2679 sq. ft / 248.88 sq. m (Inc Restricted Height Area)
APPROX FLOOR AREA 2471 sq. ft / 229.56 sq. m (Exc Restricted Height Area)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







**CAMERONS
STIFF & Co.**

www.cameronsstiff.co.uk





Teignmouth Road, NW2

