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St. Gabriels Road, NW2



5



2



2



2779.00
sq ft



D

FOR SALE this architecturally beautiful semi-detached Edwardian property, offering in excess of 2745 sq ft of internal living accommodation that is situated within the coveted Mapesbury Conservation Area. The property offers an exceptional opportunity for an ambitious purchaser to re imagine a substantial family home in their own image.

The property boasts a plethora of exquisite original Edwardian features throughout, and any redevelopment could result in a truly eclectic mixture of sympathetic contemporary styling and unique architectural features. Upon entering, the property's size and scale become immediately apparent. There are French doors and dado railing in the beautiful reception area. There are two predominant rooms on this floor which boast features that would likely constitute part of a redeveloped layout; these two reception rooms feature ornate ceiling cornicing/decoration, picture rails, herringbone flooring and decorative Period fireplaces. An exceptional 102 ft mature rear garden is accessible through the rear and side-return. The property's south-facing aspect ensures

£2,300,000 Freehold

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the rear basks in natural light throughout the day.

The First Floor is currently comprised of four bedrooms and a study, all of which are serviced by a bathroom and separate W/C. The rear bedroom over the garden also benefits from an ensuite shower room. All these bedrooms are sizeable. There would be scope to redevelop the loft to maximise the space it could potentially offer.



St. Gabriels Road is a wide, tree-lined street lined within walking distance of the amenities of Walm Lane, as well as Willesden Green Underground Station (Jubilee Line-Zone 2). The property is also ideally located for a plethora of excellent state and private schools.

Viewing is highly recommended.



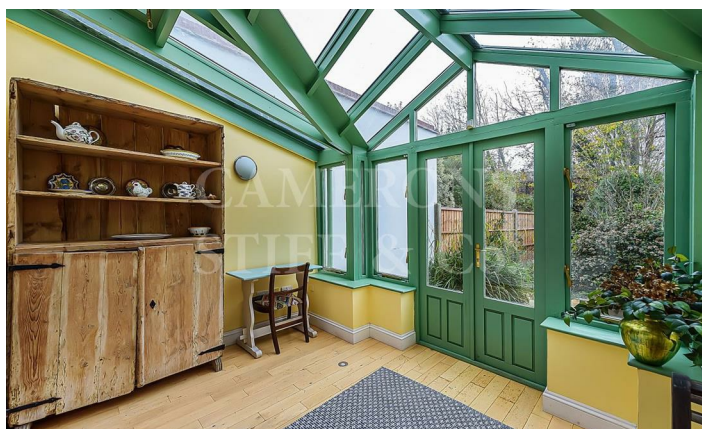
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- This beautiful semi-detached Edwardian property
- Offering 2779 sq ft of well laid out accommodation
- Beautiful original features
- Kitchen with utility, dining room and reception room leading onto the conservatory
- Comprises of 4 bedrooms and 2 bathrooms
- Further 2 bedrooms and 1 bathroom on the Top Floor
- A 102 ft mature rear garden
- Situated within the Mapesbury Conservation Area
- Transport links include Willesden Green Underground Station (Jubilee Line-Zone 2)
- Council Tax Band: Brent (D) - Freehold

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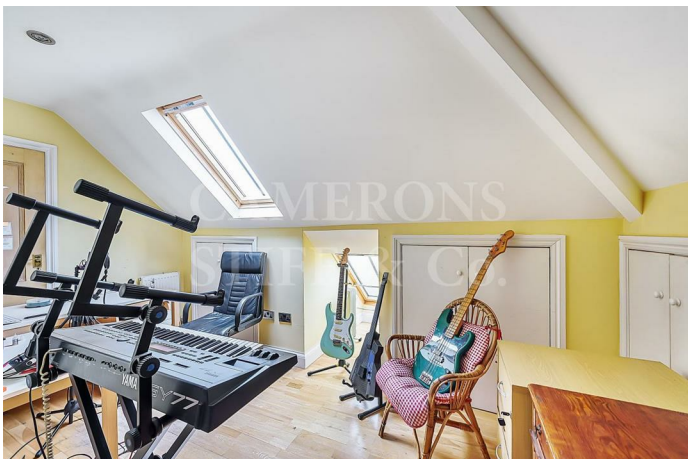


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Approximate Area = 2745 sq ft / 255 sq m

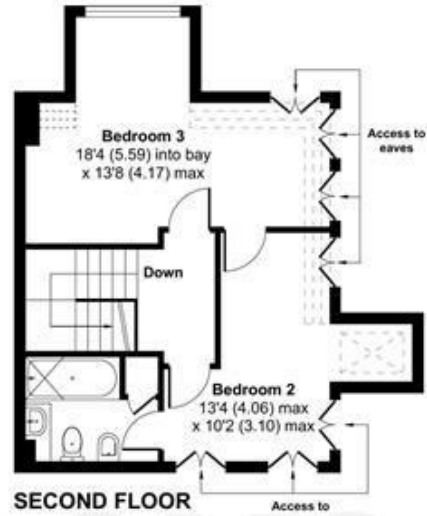
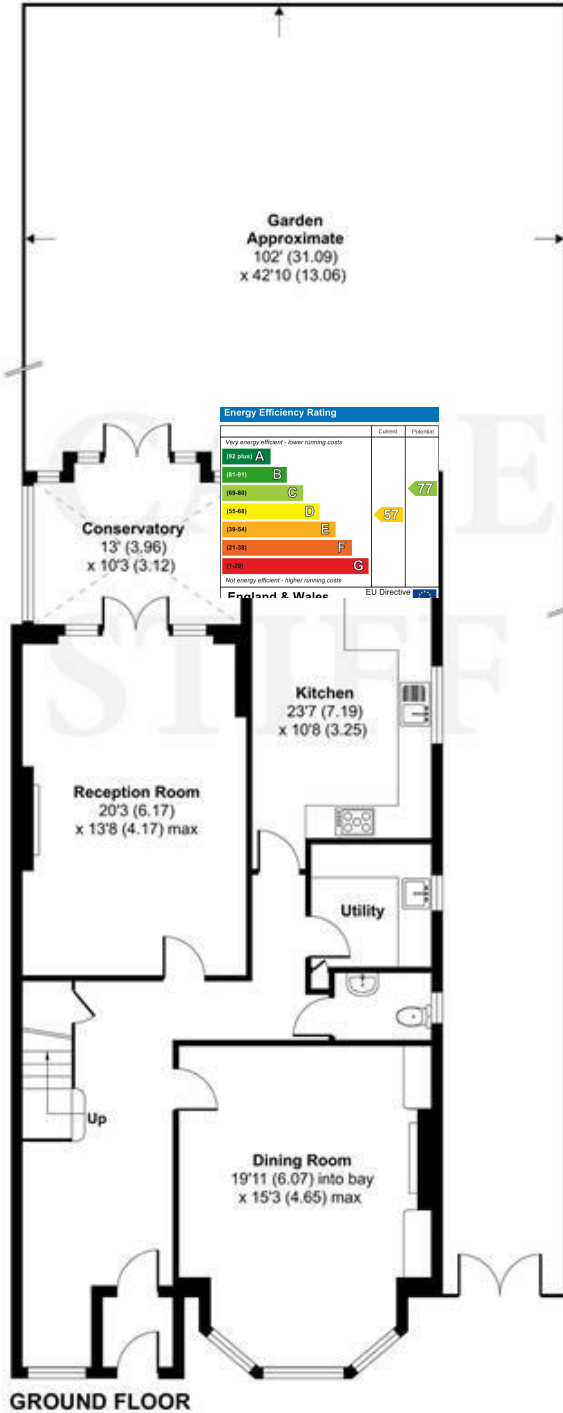
Limited Use Area(s) = 34 sq ft / 3 sq m

Total = 2779 sq ft / 258 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Target
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		57	77
EU Directive			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Camerons Stiff & Co. REF: 924695

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