



Teignmouth Road
NW2

FOR SALE
FREEHOLD

£3,350,000

For Sale exclusively via
Camerons Stiff & Co.

A substantial and imposing detached Edwardian house situated in a commanding position within the coveted Mapesbury Conservation Area. This house is exceptional in size, scope and scale; it's characterful, voluminous and lateral. This listing offers a rare and unique opportunity to acquire a truly enviable family home in an outstanding location.







The house boasts a storied double fronted red-brick facade and exudes kerb appeal in abundance. Its architectural typography means that it offers a picturesque image from Teignmouth Road; a turret roof sits above the two-storey bay windows, while an ornate gable is positioned to the left. The house sits behind a 34ft private driveway that has parking provision for up to two cars.

The Ground Floor is constituted around an entrance hallway & vestibule. To the right, you'll find a large front reception room and to the left, a home office / studio space. The ceiling heights are immediately apparent - this house genuinely feels extremely spacious. The rear is arguably the defining space, offering an expansive, lateral and open-plan space that's perfect for family-centric living. This space could comfortably hold an informal dining space, a large television



space and a more formalised dining area.

Owing to the two sets of bi-folding doors and several apertures, the rear is abundant in natural light throughout the day. The kitchen seamlessly connects with the mature and secluded rear garden, which is 80ft in length. The current owners have also recently had a basement installed, which would make a perfect 'den', either for a home cinema or pool/snooker space.

The upper floors offer four bedrooms and four bathrooms, three of which are ensuite. The principal suite extends the entire width of the front of the First Floor and is truly impressive. The Second Floor comprises a further large ensuite bedroom, with plenty of eaves storage.

Early viewing is highly recommended.





- Detached Edwardian home in the sought-after Mapesbury Conservation Area
- Attractive double-fronted red-brick façade with period features
- 34ft private driveway with parking for two cars
- Large open-plan kitchen, dining and living space
- Bi-fold doors opening onto an 80ft rear garden
- Separate reception room and home office/studio
- Recently added basement ideal as a cinema or games room
- Four bedrooms and four bathrooms, three en suite
- Impressive principal suite spanning the first floor frontage
- COUNCIL: Brent (G)







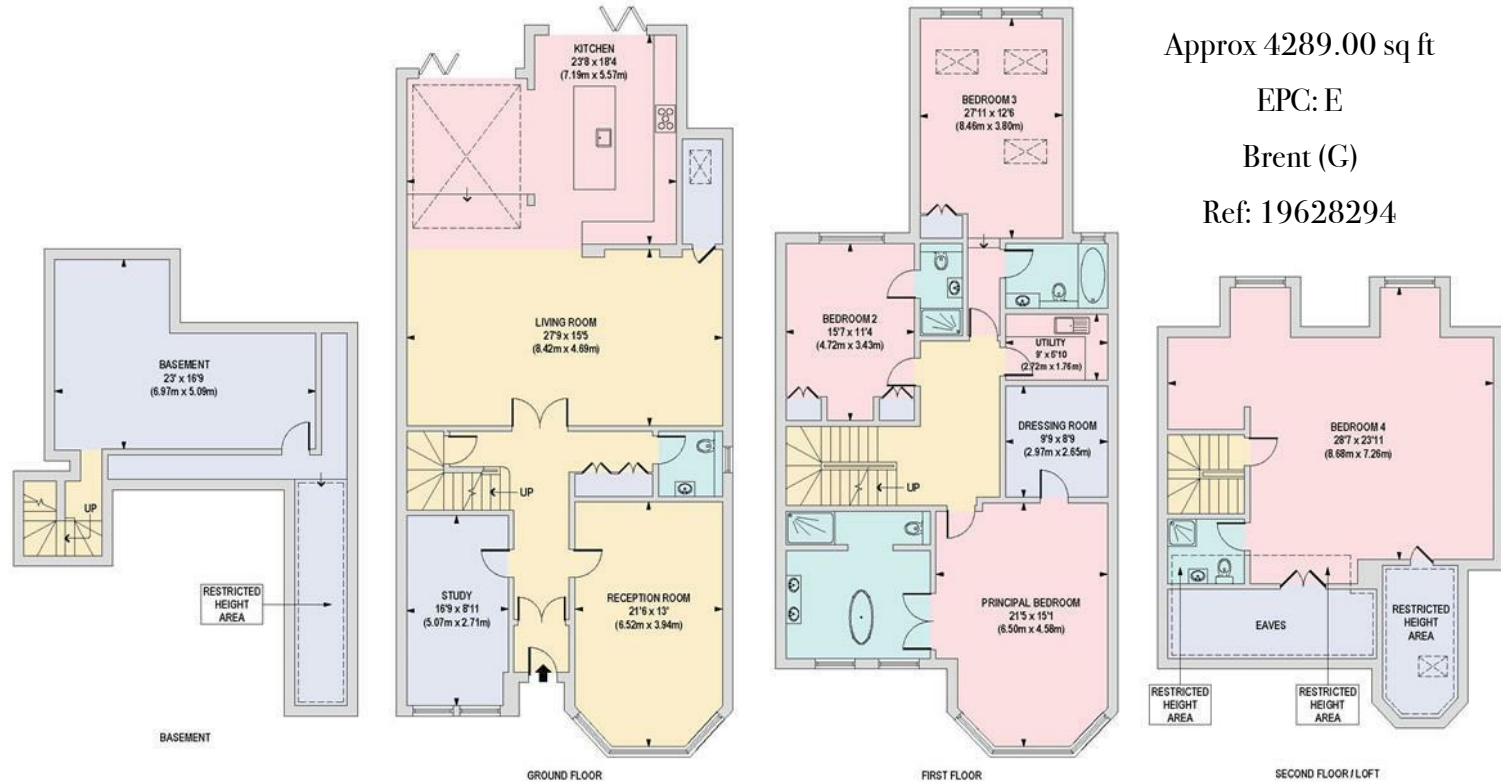
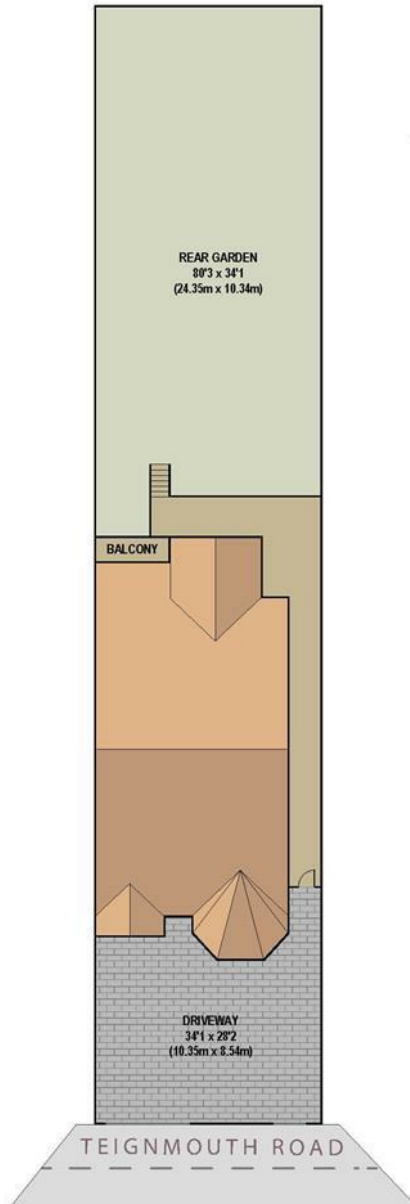
TEIGNMOUTH ROAD

London - NW2



Approximate Gross Internal Floor Area

4289 sq. ft / 398.43 sq. m (Including Basement, Restricted Height Area & Eaves)
3506 sq. ft / 325.74 sq. m (Excluding Basement, Restricted Height Area & Eaves)



Approx 4289.00 sq ft

EPC: E

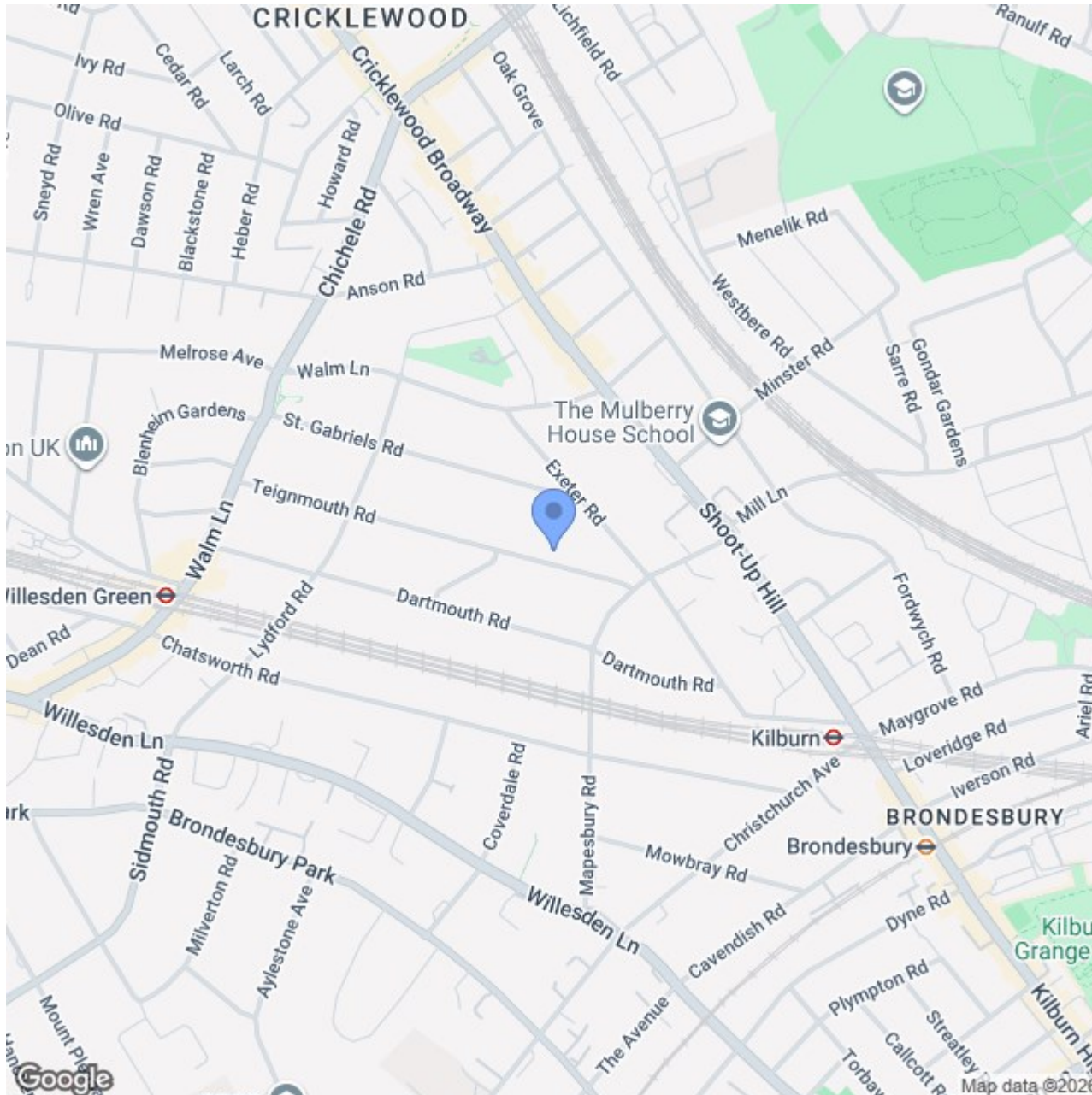
Brent (G)

Ref: 19628294

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan 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.

Location

The Mapesbury Conservation Area (MCA) is a coveted collection of wide tree-lined roads. Primarily comprising substantial Edwardian villas and Arts & Crafts properties, the desirable enclave is extremely popular with families seeking gorgeous architecture, lateral living and expansive 100ft+ gardens. The MCA is a short distance from a plethora of cafes, restaurants, bars and schools in Queen's Park, West Hampstead, Hampstead and Kilburn. Willesden Green also provides a number of amenities. Local transport links include Willesden Green (Jubilee, Zone 2), Kilburn (Jubilee, Zone 2) and Brondesbury (Mildmay, Zone 2).



020 7328 2828 * 020 8459 1133 – Sales

020 8450 9377 – Lettings

enquiries@cameronsstiff.co.uk

cameronsstiff.co.uk

CAMERONS STIFF & Co.
EST. 1982



These particulars are a guide, not an offer contract. Property descriptions, photographs and floor plans are not taken as statements or representations of fact. Although every effort has been taken to ensure measurements, provided are as accurate as possible, they are to be assumed approximate and not to scale. Prospective purchasers must verify the accuracy of the information provided here through private means. Camerons Stiff & Co. does not give any representations or warranties, nor does Camerons Stiff & Co. represent the vendor legally. Camerons Stiff & Co. assume no liability, for any costs, losses or expenses incurred by the vendor or a prospective purchaser relating to any transaction regarding this property.

©Camerons Stiff & Co. 2025 All rights reserved.

