



## Mapesbury Road, NW2

### Leasehold - £499,950

For Sale is this two bedroom Ground Floor flat. Located within a private purpose-built development in the heart of the Mapesbury Conservation Area spanning 699 sq ft of accommodation.

This property features a spacious reception room with large windows and original parquet flooring that extends into the hallway. It includes a functional kitchen, a three-piece family bathroom and two generous sized bedrooms, with the main bedroom offering fitted wardrobes. A private balcony provides outdoor space, alongside access to well-maintained communal gardens.

Teignmouth Court is situated at the junction of Exeter and Mapesbury Road, offering easy access to the vibrant amenities of Willesden Green, Queen's Park and Kensal Rise. Excellent transport links include Kilburn Station (Jubilee Line - Zone 2) and Brondesbury Station (Overground - Zone 2).

- 2 bedroom Ground Floor flat
- Spanning 699 sq ft
- Private balcony for outdoor space.
- Council: Brent (D)

020 8459 1133

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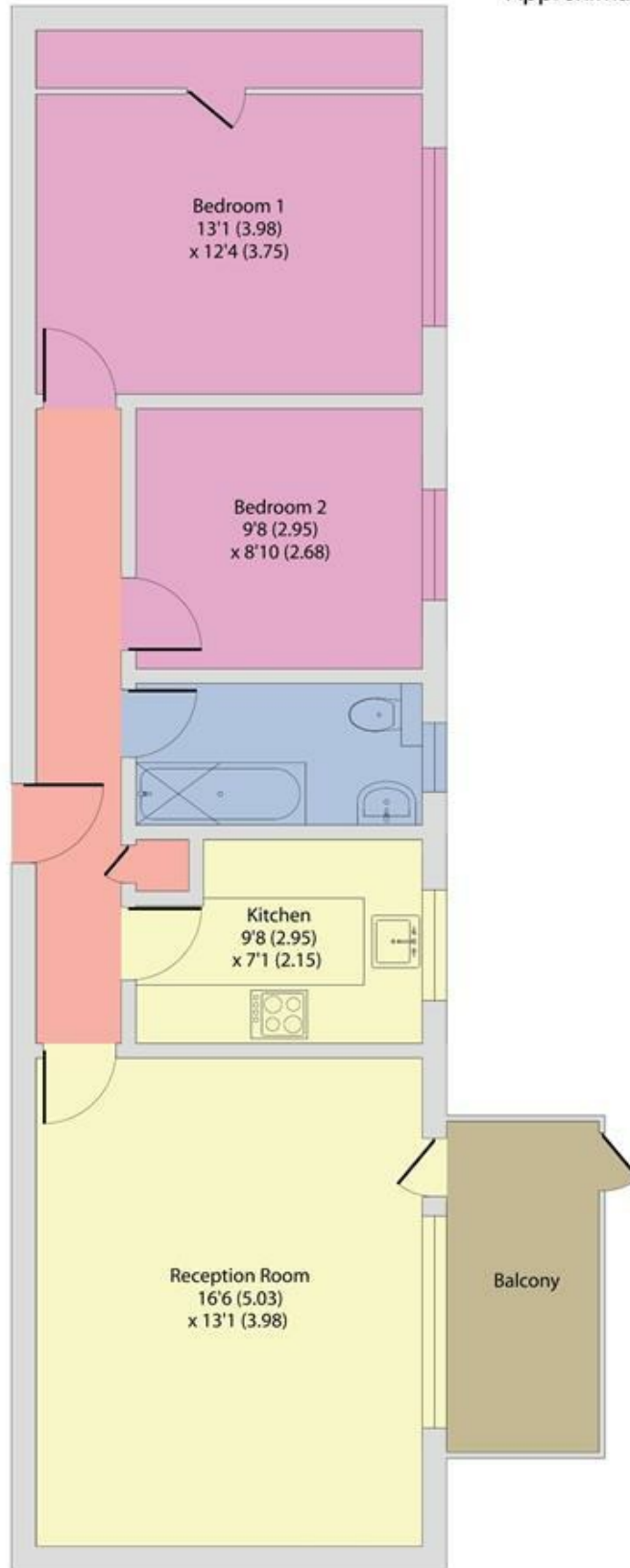
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## Mapesbury Road, London, NW2

Approximate Area = 669 sq ft / 62.2 sq m

For identification only - Not to scale



EPC: C  
Ref: 18954531

### GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 1227624

