



£2,850,000 Freehold



7



3



4



4229.00  
sq ft



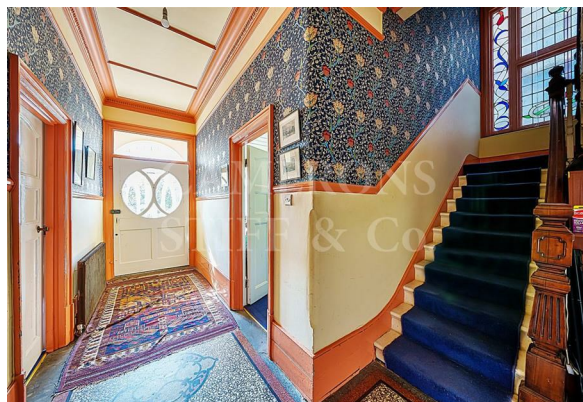
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FOR SALE exclusively through Camerons Stiff is this substantial and imposing detached Edwardian villa, offering a GIA of 4229 sqft of internal living accommodation. Exuding an architectural charm that is a prerequisite of the era, the property offers an ambitious purchaser a rare and exciting opportunity to comprehensively reimagine an exceptional family home nestled within the coveted Mapesbury Conservation Area.

We cannot overstate the potential of this property. The presence of exquisite architectural individualities, which are rarities even within this Edwardian residential hamlet, will enable a new owner to create a truly special space that is contemporary in scope yet sympathetic to the original character of the property.

Upon entering, the property's size and scale become immediately apparent. To the left of the entrance hallway is the main reception room, in which soaring ceilings are laced with gorgeous cornicing and decoration. The three-facet semi-circular bay windows, which are found in only a handful of properties in the conservation area, are an example of











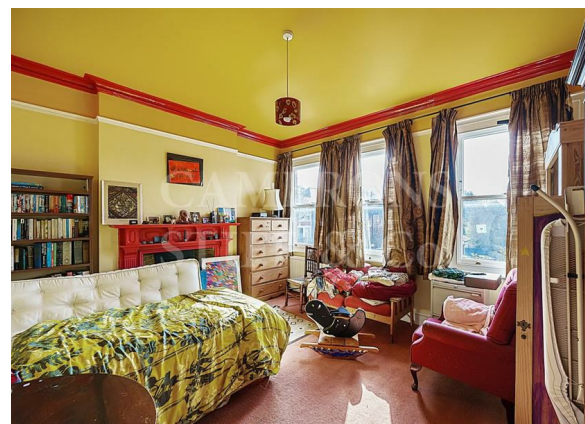
this property's unique architectural typology.

At present, the Ground Floor arrangement is compartmentalised; the rear is split into a dining/kitchen room, a conservatory and a reception room. An opportunity exists to develop a more sociable, pragmatic and open-plan arrangement that better maximises the available space. There is a mature and secluded 80ft garden at the rear.

The First Floor is constituted around a main landing and offers 5 bedrooms, all of which are serviced by two bathrooms. The Second Floor offers 2 further bedrooms, both of which are serviced by a third bathroom. There is an abundance of eaves storage on this floor.

The property is ideally situated for a plethora of excellent state and private schools in Hampstead, Highgate and Notting Hill, and local transport links include Willesden Green and Kilburn Underground Stations (both Jubilee Line).





- Exceptional family home in the Mapesbury Conservation Area
- Detached Edwardian villa offering 4229 sq ft of internal living accommodation
- Unique architectural features, such as three facet bay windows
- Comprising 7 bedrooms and 4 bathrooms
- Secluded rear Garden (80ft)
- Opportunity to develop
- Situated for a plethora of excellent schools
- Transport links: Kilburn (Jubilee linke - Zone 2)
- Council: Brent - FREEHOLD
- Viewing highly recommended





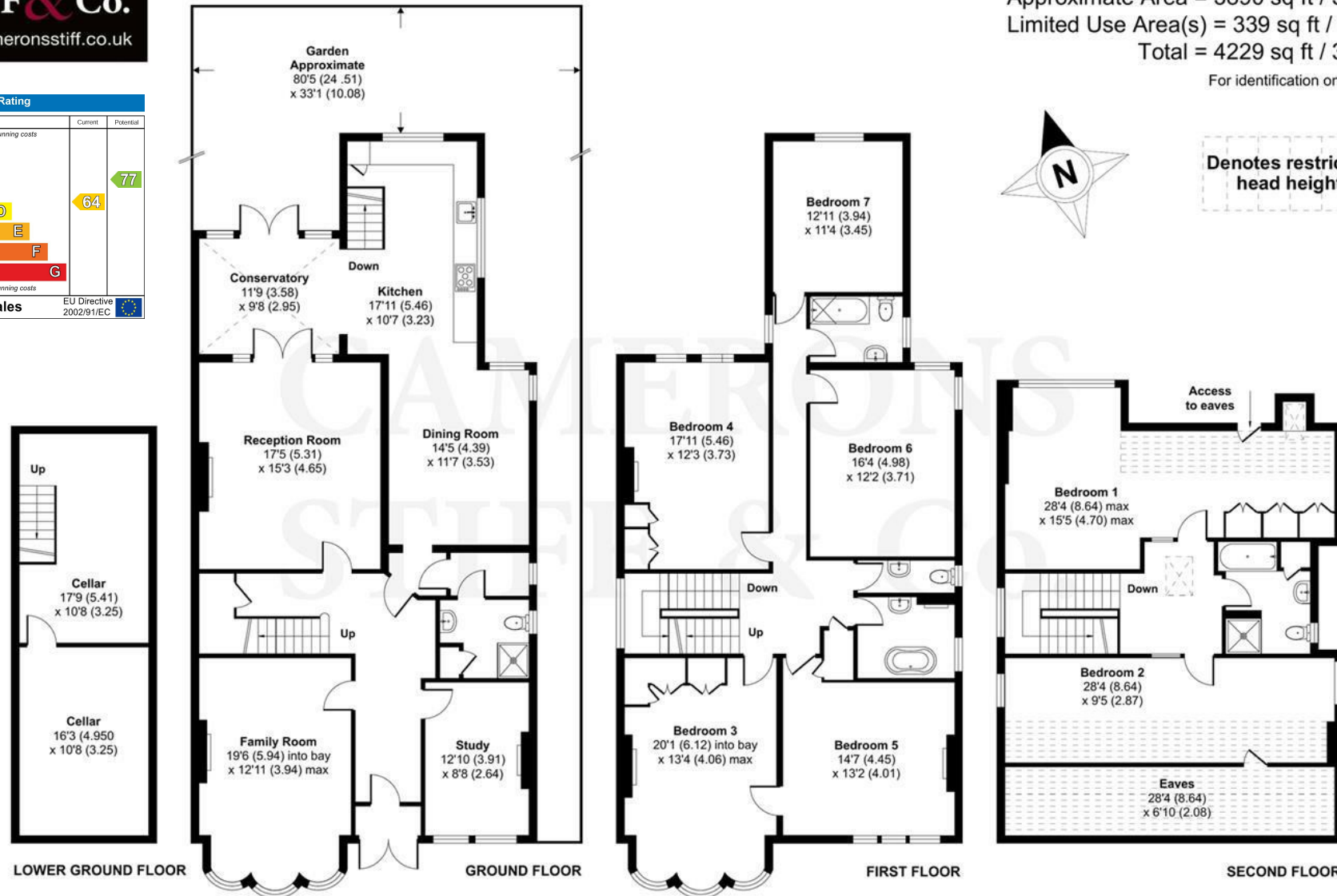


# Teignmouth Road, London, NW2

Approximate Area = 3890 sq ft / 361.3 sq m  
Limited Use Area(s) = 339 sq ft / 31.4 sq m  
Total = 4229 sq ft / 392.7 sq m

For identification only - Not to scale

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Camerons Stiff & Co. REF: 954403

## Teignmouth Road, NW2

