



Victoria Mews
NW6

FOR SALE
FREEHOLD

£1,300,000

For Sale is this meticulously designed and re-imagined mews house, offering in excess of 1,347 sq ft of internal living accommodation. Situated on a quaint cobbled mews moments from the amenities of Queen's Park, the house presents a rare opportunity to acquire a thoughtfully designed and unique property.





TURKISH SPONGES



The house originally served as a stables with servants' quarters above, and the lead architects behind the renovation, Checa Romero Architects, have successfully drawn on the property's historical typology to create a tactile piece of architecture. The introduction of a central concrete and steel stairwell has resulted in a light abundant atrium with a huge skylight at the apex.

Upon entering, a stringent architectural design process becomes immediately apparent. Underfoot, there is a polished concrete floor with underfloor heating, giving a utilitarian and industrial feel. To the right of the entrance, a bedroom is currently configured as a home office/studio.



To the left, angular concrete slabs form bench seating that joins to the concrete staircase beyond. There is also a family bathroom, smaller bedroom and utility room at the rear of the property. The First Floor comprises an expansive, open plan kitchen/living space. The centrepiece of this space is a Neolith island with an integrated hob and sink, which is positioned perfectly in front of a cor-ten framed, fluted-glass window. An exposed RSJ and skylight overhead complete the aesthetic perfectly.

As the stairwell extends to the second floor, the concrete incorporates sculptural elements, allowing light to move varyingly across the material surfaces. The second floor has been designed to maximise the available square





footage, and incorporates a number of pivoting doors that can either close it off from the staircase or open it up to the large skylight above. This concept gives the property an experimental character.

OFFERED CHAIN FREE

- Offered CHAIN FREE
- Meticulously designed and thoughtfully reimaged mews house
- Offers 1,347 sq ft of internal living accommodation
- Central concrete stairwell results in a light abundant atrium
- State of the art air-conditioning and heating system installed throughout
- Bespoke architectural fittings throughout
- A good selection of local private and state schools
- Excellent transport links into Central London
- Viewing is highly recommended
- COUNCIL: Brent (E)













VICTORIA MEWS

London - NW 6



Approximate Gross Internal Floor Area

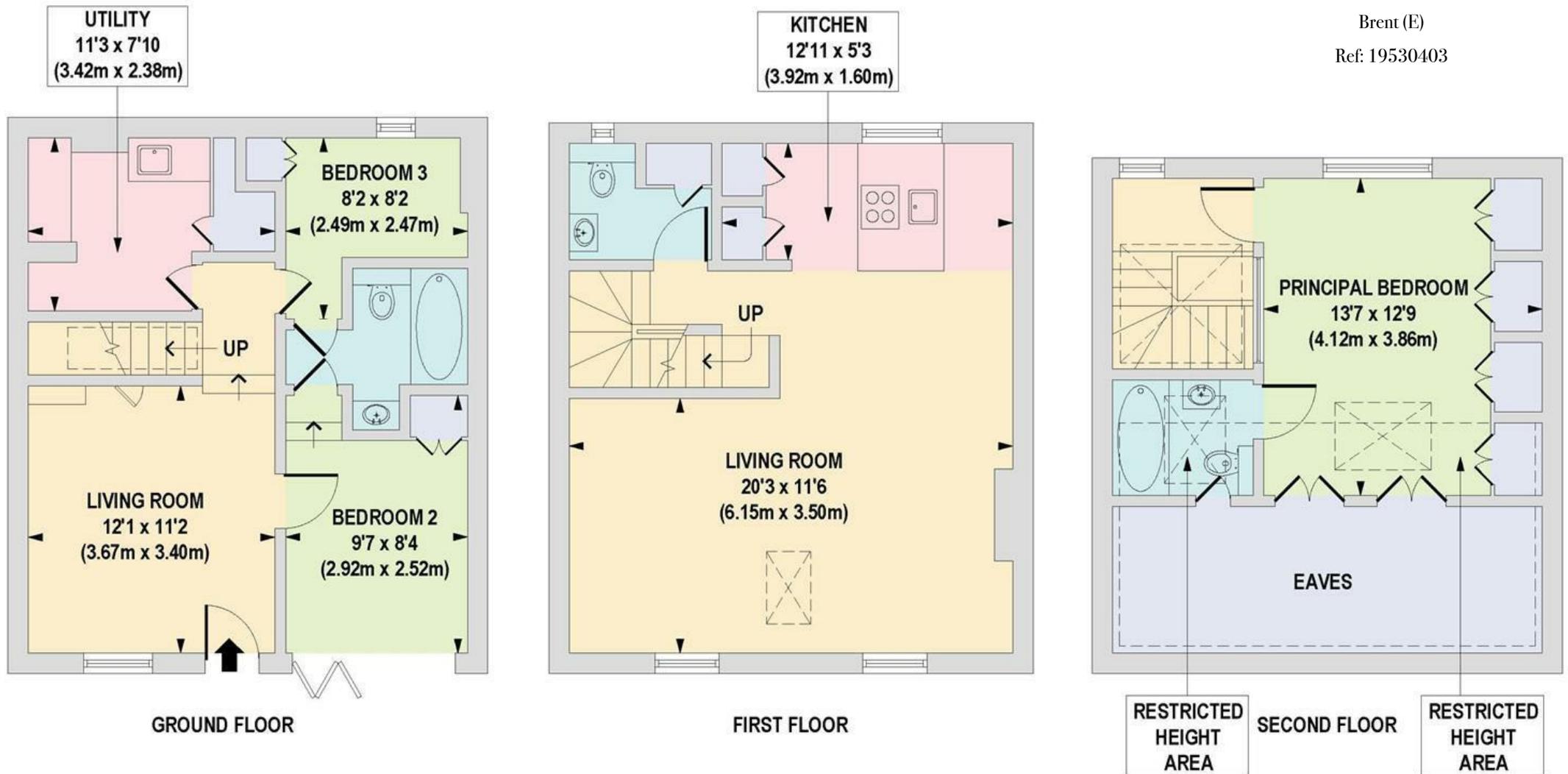
1347 sq. ft / 125.10 sq. m (Including Restricted Height Area & Eaves)
1142 sq. ft / 106.26 sq. m (Excluding Restricted Height Area & Eaves)

Approx 1347.00 sq ft

EPC: C

Brent (E)

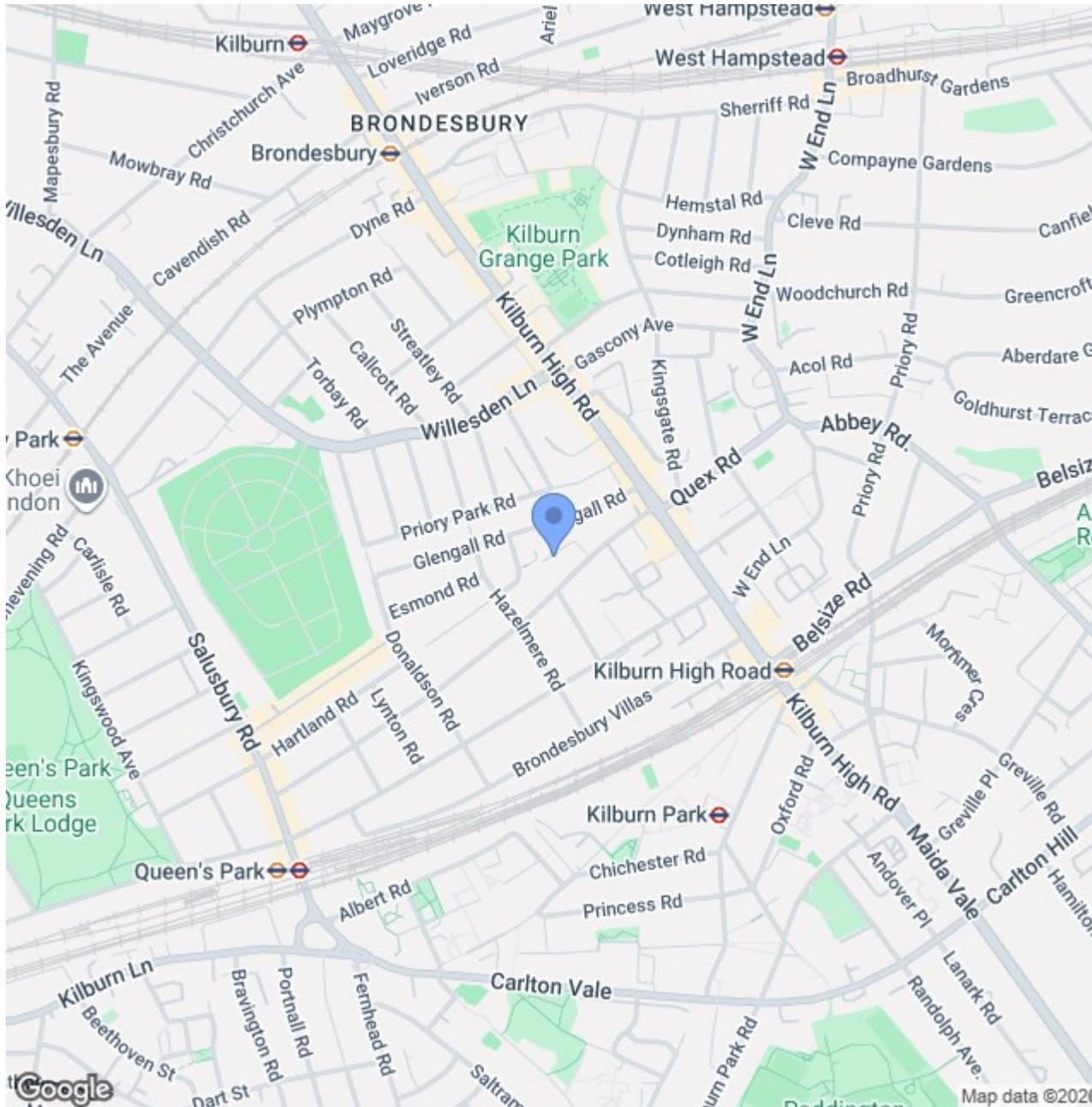
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Location

Victoria Mews is a quiet, gated residential cul-de-sac in the Kilburn/Queen's Park area. Situated off Victoria Road, this part-cobbled, paved development offers a private, secure, and charming atmosphere, moments from the amenities of Salisbury Road and Lonsdale Road, offering a variety of shops, cafes, restaurants, and bakeries. Excellent transport links via Kilburn Park (Bakerloo Line- Zone) and Queens Park (Bakerloo and Lioness Line- Zone 2) provide quick and convenient access into Central London and surrounding areas.



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