

INIGO



Mapesbury Road

LONDON

£6,250,000 FREEHOLD

This exceptional six-bedroom detached house lies within the popular Mapesbury Conservation Area, close to Kilburn, Brondesbury and a short walk from West Hampstead. An expanse of Victorian space and volume, the house exceeds 6,000 sq ft over four flowing storeys, with substantial off-street parking, a garage, and an enchanting private garden extending almost 140 ft in length.

Setting the Scene

Mapesbury Conservation Area is nestled between Kilburn, Willesden Green and Queens Park. Characterised by its wide, tree-lined streets and mixture of Victorian and Edwardian houses, it was designated a conservation area in 1982 and has been carefully preserved.

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The Grand Tour

The house is set behind a paved forecourt with parking for several vehicles. The handsome red-brick façade is screened by olive trees and beds of mature planting, where a short set of stone steps lead up to a sheltered porch, through a front door and surround composed of beautiful hand-painted glass. Coloured light dissipates through the front vestibule, as the Victorian-tiled floor becomes oak parquet in the wide entrance hall beyond. The hall takes a central route through the house, with views extending to the far westerly aspect. Large receptions, both with bay windows, are positioned on either side. The living space to the right opens onto a second reception, which in turn flows into a conservatory at the rear that provides one of three access points to the garden.



To the left of the hallway is the open-plan kitchen and dining space, where beautiful Carrara marble worktops have been set against the bold patterns of Victorian floor tiles. A Lacanche range takes centre stage, while a separate pantry is set to one side. The dining space extends to the rear of the kitchen and opens through French windows to a patio of herringbone brick. There is also a guest WC on this level.

A wide staircase ascends from the hallway to a deep landing and an ensuing bedroom, used by the current owners as a study and adjoining storeroom. There are three further bedrooms on the first floor; the largest of which is over 25 ft in length and has a bay window that echoes the footprint of the reception below. The two front bedrooms share a Jack and Jill bathroom. There is also a separate shower room, clad in tiles from Bert & May, for the use of the other bedrooms.



The second floor contains two bedrooms. The first has an en-suite shower room and a walk-in wardrobe, mirroring the large storeroom of the study below. The second is an expansive space with the proportions and atmosphere of a sizeable apartment. Arranged in an open plan, it comprises a sleeping area with a freestanding bath and fixtures by Studio Ore, a reception room and a separate shower room. The top floor similarly has the dimensions of a large apartment, at roughly 900 sq ft. It is arranged in an open plan with a bedroom area and a freestanding Corian bath.

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The Great Outdoors

The west-facing garden is of rare size and maturity. Paved terraces spill from several points across the width of the house, with pathways through deep beds leading to an expansive lawn surrounded by a perimeter of mature trees.

Out and About

Mapesbury Road is situated just north of Queens Park and a short walk across Kilburn High Road from West Hampstead. The High Road offers plenty of convenient shopping, dining and cafe options, as do West Hampstead in one direction and Chamberlayne Road in the other. Mapesbury Dell provides a secluded pocket of greenery nearby, while Kilburn Grange and Gladstone Park are also within easy reach.

Several renowned secondary schools such as University College School, South Hampstead, Channing, St Margarets and Arnold House are around a 10-minute drive from the house, while the highly-rated Mulberry House School, for younger children, is a short walk away. Also within walking distance are the excellent Malorees, Christchurch, North West London School, Emmanuel C of E Primary School and Beckford School.

The house is a short walk from Kilburn Underground station (Jubilee Line) and Brondesbury Overground station. The A5 is close by for easy routes to the north circular and out of London.

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.