



Teignmouth Road, NW2



5



3



2



2503.00
sq ft

The perfect opportunity to acquire a splendid, redbrick detached house, arranged over two floors and providing 2500 sq ft of fine lateral living space in the ever popular Mapesbury Conservation Area. The house requires refurbishment throughout but offers an exciting opportunity for a discerning purchaser who wishes to redesign/modernise and stylise to their own tastes.

The property retains many of its original period features with wood block parquet flooring, tessellated tiled flooring, character fireplaces, corning, ornate ceiling mouldings and beautiful stained glass windows.

On the G/F there are three grand reception rooms, a generous study, bathroom and a large kitchen. The kitchen has ample storage and a small adjoining utility room that opens onto the substantial rear garden. To the F/F there are five bedrooms and a family bathroom. Externally, there is a mature 88 ft garden to the rear, a well maintained front garden with a paved path, garage and off street parking for several cars.

£2,150,000 Freehold

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Teignmouth Road is an exclusive tree-lined road located within the much sought after Mapesbury Conservation Area, close to Willesden Green & Kilburn (Jubilee) Station (Zone 2), local shops, bars & the Mapesbury Dell (a children's play park created by local residents).

The property is also within the catchment area of local schools and is within distance to the private and independent schools of Hampstead.



Camerons Stiff & Co highly recommends viewing to fully appreciate the expanse and opportunities to redesign this home.



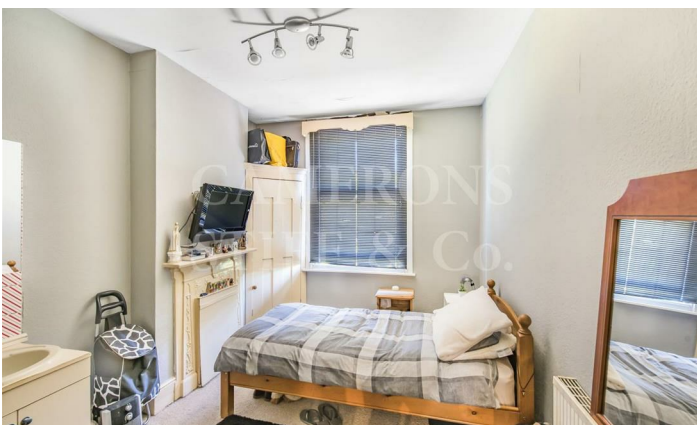
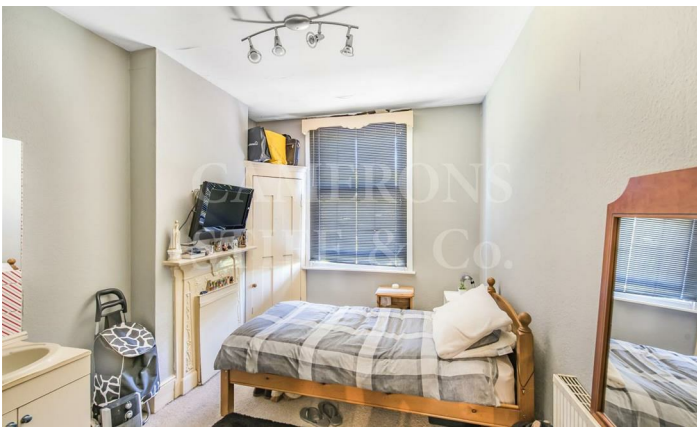
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- Substantial five bedroom house spanning 2503 sq ft
- 3 reception rooms, study, 1 bathroom and WC
- Spacious kitchen with adjoining utility room
- 88 ft rear garden & paved front garden
- Garage & off street parking
- A small balcony off the 3rd bedroom
- The Mapesbury Dell is within walking distance
- Great transport links nearby
- NO UPPER CHAIN
- Early viewing is highly recommended

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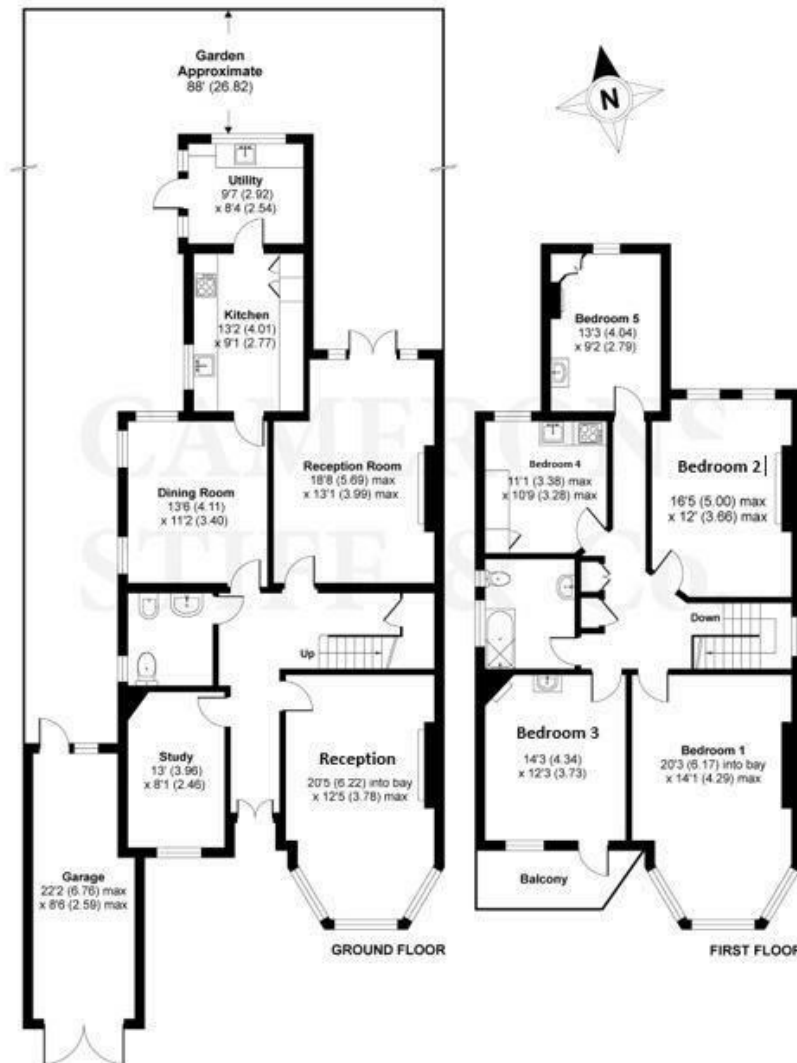
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Teignmouth Road, London, NW2

Approximate Area = 2503 sq ft / 232.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Camerons Stiff & Co. REF: 628174

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