

# Keyes Road, Mapesbury Conservation Area

NW2



# Keyes Road NW2

This semi-detached, red brick Edwardian house is presented stylishly throughout with an immediate wow factor the moment you enter the front door. The grand entrance hall with its sweeping staircase leading up to the first floor is laid with original tessellated tiling and benefits from an attractive, characterful front door.

Situated in the heart of the sought-after Mapesbury Conservation Area, this wonderful home provides five to six bedrooms, three bathrooms, a separate utility room, and a south-facing kitchen dining room leading to a private rear garden.



**Guide price:** £2,350,000

**Tenure:** Freehold

**Local authority:** London Borough of Brent

**Council tax band:** F



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The ground floor is particularly impressive. A grand reception room lies at the front of the house, complete with original features and a handsome fireplace. The rear of the property unfolds into an expansive open-plan kitchen/reception area flooded with natural light owing to the property's southerly aspect. A sizeable, secluded garden is accessible through the rear and the side access. There is also a guest cloakroom and separate utility room on the ground floor. The first floor offers three to four bedrooms, including the principal bedroom with a walk in wardrobe and en suite bathroom. There is a family bathroom that serves the remaining bedrooms. The converted loft offers two further bedrooms and a shower room. There is also an abundance of eaves storage.

This popular road in the highly sought-after Mapesbury Conservation Area is well known for its close proximity to the Mapesbury Dell, a beautifully maintained park area with a children's play area for local residents. The house is within good reach of public transport including the Jubilee Line at Kilburn/Willesden Green and Thames Link at Cricklewood.





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Approximate Area = 230.6 sq m / 2482 sq ft  
Including Limited Use Area (17.8 sq m / 192 sq ft) and Eaves



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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