



Exeter Road,  
Mapesbury Conservation Area  
NW2





A rare opportunity to purchase this impressive property occupying the entire ground floor of this red brick, detached Edwardian building.

This property offers circa 1,327 sqft with two gardens facing south and west. The flat benefits from a grand private entrance, large reception room with dual aspect overlooking the garden, two double bedrooms with built in wardrobes, a bathroom and kitchen.

The property has been maintained to an excellent standard and enjoys great ceiling height and natural light throughout. There is potential to further extend (STPP).



Share of freehold

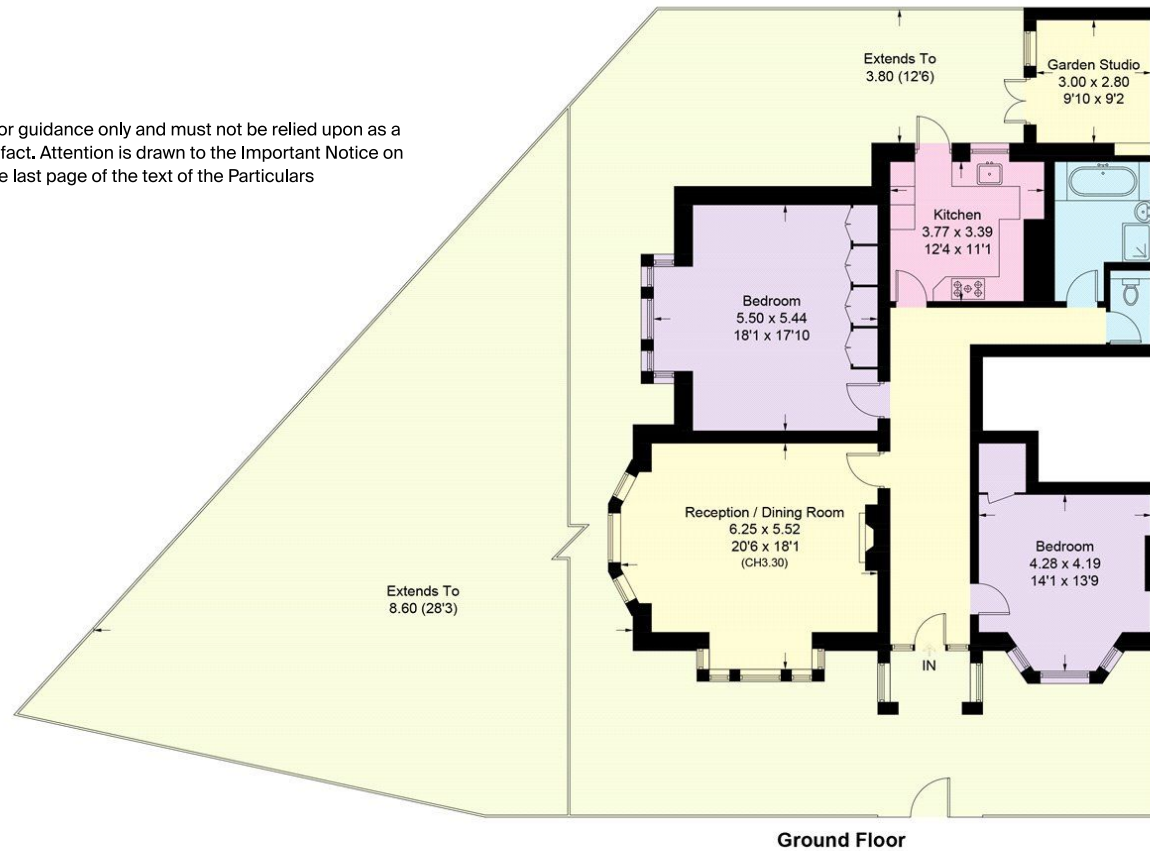


# Exeter Road, NW2

Approximate Area = 123.3 sq m / 1327 sq ft  
Garden Studio = 8.8 sq m / 95 sq ft  
Total = 132.1 sq m / 1422 sq ft



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



Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Knight Frank  
Queen's Park  
60c Salusbury Road  
London  
NW6 6NP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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020 3815 3020  
[queenspark@knightfrank.com](mailto:queenspark@knightfrank.com)



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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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Particulars dated January 2022. Photographs and videos dated January 2022.

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