

Sanellan Court, Mapesbury NW2



Sanellan Court, Mapesbury Road NW2

Converted from the former music room of a grand historic mansion, this unique apartment enjoys an impressive double-height, arched ceiling and spacious mezzanine.

Upon entering the first-floor apartment, you are greeted with a stunning open-plan reception/kitchen flooded with natural light from sizeable west facing sash windows. A cast iron spiral staircase leads to a large mezzanine level, providing the perfect guest accommodation or home office.

The large double bedroom benefits from built-in storage space and is no exception to the excellent ceiling heights throughout the property.



Guide price: £625,000

Tenure: Share of freehold plus leasehold, approximately 991 years remaining

Service charge: £296.55 per annum, reviewed every year, next review due 2025

Local authority: London Borough of Brent

Council tax band: D





A large window offers westerly views and allows an abundance of light to fill the room. The apartment retains many original period features; the charming open plan kitchen area cleverly designed and well equipped with plenty of storage space. The property is also sold with a share of the freehold and is chain free.

Situated in the attractive Mapesbury Conservation Area, the flat is only 0.3 miles from Kilburn underground station on the Jubilee line and 0.4 miles to Brondesbury overground station and is well situated for access to West Hampstead and the wide range of amenities available on Kilburn High Road.



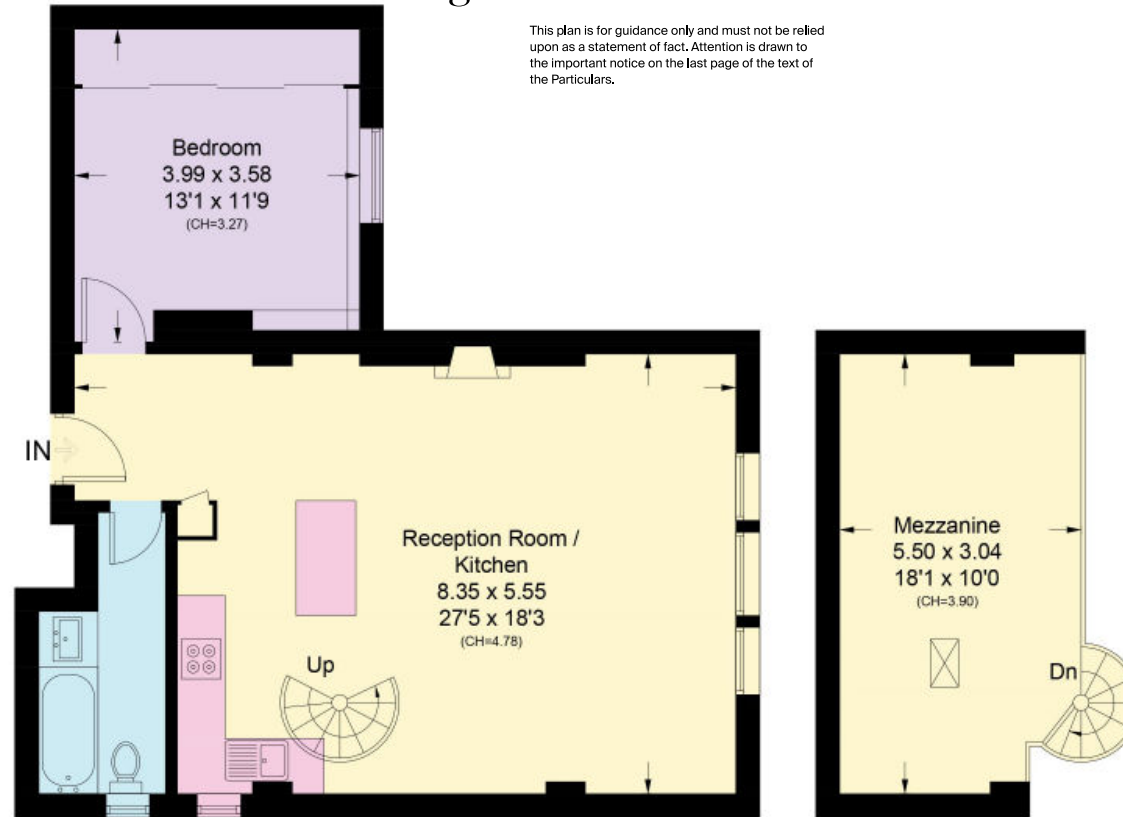
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Total approximate area = 79 sq m / 850 sq ft

Including the mezzanine and limited use area



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.



First Floor

Approximate Area = 61.7 sq m / 664 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)

Mezzanine

Approximate Area = 17.3 sq m / 186 sq ft

Knight Frank
Queens Park
60c Salusbury Road
NW6 6NP

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Queen's Park
020 3815 3020
queenspark@knightfrank.com



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 March 2024. Photographs and videos dated March 2024.

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