

# INIGO



## *Mapesbury Road II*

LONDON NW2

£5,850,000 FREEHOLD

This exceptional six-bedroom double-fronted detached house lies within the popular Mapesbury Conservation Area, close to Queen's Park, Kilburn, Willesden Green, and a short walk from Brondesbury. An expanse of Victorian space and volume, the house has been renovated to a brilliant standard with a meticulous finish throughout. Internal accommodation exceeds 5,000 sq ft over four flowing storeys, with substantial off-street parking and a beautiful private wide-set rear garden extending over 120 ft in length.

### *Setting the Scene*

Mapesbury Conservation Area is a peaceful residential area, 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 area originally formed part of the Middlesex parish and manor of Willesden, which was held by the chapter of St Paul's Cathedral by the time of the Norman Conquest. The manor was divided into eight prebends to support the various members of the chapter. One of these duly gained the name 'Mapesbury' after Walter Map, prebendary from 1173–1192. Residential development began locally in the 1860s; by 1875 there were a number of large suburban villas. In 1880, the Metropolitan Railway opened its line in the area, and building lots were let for 'first-class residences'. The particularly grand homes on Mapesbury Road were completed not long afterwards.

### *The Grand Tour*

Set back from the road behind a low red-brick wall and mature pine tree affording privacy, double electric gates open to a spacious pea-gravel carriage driveway and parking area.



The front elevation is mainly red brick with a roughcast canted bay at the first floor's north range and a double-height mullioned bay to the south range, each inset with lead grey painted casement windows. A dormer is positioned centrally within the tiled roof, with pitches of various arrangements. The central gothic-arched raised entrance porch is set above Portland stone steps and the panelled front door is inset with leaded glass, while Banham locks and a camera system provide excellent security. The house as a whole presents a brilliant example of ornate high Victorian architecture.

Internally, the generous entrance hall is laid with chequered black and white tiles with ornate split pediment doorcases forming aedicules to the ground floor rooms, inset with six panel doors. Above is an exceptional strapwork plaster ceiling with a brilliantly tall height.

The airy bipartite drawing room forms the entire south range of the house. It has oak parquet flooring and elevations framed by egg and dart, and dentil plaster cornice to the front space, complemented by a modillioned and corbel cornice to the rear, with a dentil row set below. Additionally, the front space has a wall of bespoke bookcases with floor cupboards set below. Wonderful marble chimneypieces features in both areas, with the rear hearth inset with a wood burner. From here, French windows open to the rear garden terrace.

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Also off the hallway is a second reception room-cum-study and a WC. To the rear of the plan, behind glass wedding doors, is the kitchen and breakfast room, with granite worktops above painted cabinetry and a freestanding central island. A second set of French windows open from the room's seating area to the garden terrace, set below.

The lower-ground floor has excellent ceiling heights, with a large and light-filled reception room to the rear of the plan. Glass-paned wedding doors act as an entrance from the hall, while cleverly inviting further natural light into the rear of the floor's plan. Additional folding glass doors open to a lower ground exterior terrace and lightwell with steps ascending to the garden above. The lightwell's patio area features a specially commissioned, large-scale lotus flower wall mosaic created by well-known local artist Debra Collis.

The remainder of the lower ground interior also features a steam and shower room, designed to resemble a hammam, a guest bedroom with en suite shower room, a utility room, plant room and, separately, a spacious home gym. This floor has been designed with great flexibility, and could easily be converted to a distinct two-bedroom apartment, subject to local planning consent.

The first floor is comprised of the principal bedroom with en suite bathroom to the rear of the plan, overlooking the garden, with two further bedrooms and a family bathroom on this floor. The landing space is particularly spacious, and features an outstanding large stained glass window, allowing a subtle quality of light into the entire floor. The uppermost storey is home to two further en suite bedrooms.

### *The Great Outdoors*

The expansive and wide set rear garden extends to over 120 ft in length, with a large paved travertine terrace nearest the house leading to a generous lawn with mature planting including magnolia, apple, ornamental pear and plum trees, a Japanese acer and two enormous oak trees.

There are two sheds for storage to the very rear of the garden, where the fine rear elevation of the house can be best seen, with its rendered exterior inset with six-over-six sash and casement windows, with a Dutch gabled roof top set above. Conveniently, the garden has also side access from the front of the house, for gardeners and services.

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### *Out and About*

Mapesbury Road is situated just north of Queen's Park and a short walk across Kilburn High Road from West Hampstead. The High Road has plenty of convenient shopping, dining and café 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, as is Queen's Park to the south. Immediate amenities are also available at nearby Walm Lane and include Sushi Masa, a branch of Gail's bakery and Walnut Whole Foods for organic produce.

Salisbury Road in Queen's Park is home to an additional branch of Gail's bakery, as well as Planet Organic, Provenance Butchers, and both The Salisbury Winestore and The Salisbury Deli. A weekly farmer's market is located at the primary school on the same road, while the popular Alice House and Salisbury Pub are recommended for food and drinks. The quiet and car-free Lonsdale Road offers further provisions from the likes of Bread Ahead bakery, coffee roasters Milk Beach and brewery/bar Wolfpack.

Additionally, for adventures in nature, the house is just a five-minute drive from the green expanses of Hampstead Heath with easy car parking nearby.

Many excellent schools are nearby, including University College School, South Hampstead High School, Channing School, Highgate School and the American School, while the highly rated St Margaret's School, Arnold House School, Mulberry House School and Crickets Montessori for younger children are also close by. Also, within walking distance are the excellent Malorees Junior School, Christchurch Primary School, Northwest London School, Emmanuel C of E Primary School and Beckford School. School-run bus services also offer direct transport for North London Collegiate School, St Paul's School and St Paul's Girls School from the immediate area.

The house is a short walk from Kilburn Underground station (Jubilee line) and Brondesbury Overground station. The A5 is close for easy routes to the North Circular and out of London.

Council Tax Band: H

# INIGO



## *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.