



# Walm Lane

London, NW2

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## Double fronted, detached Victorian home in Mapesbury Conservation area.

Located within the highly coveted Mapesbury Conservation Area, an impressive Victorian, double fronted detached family home. Available for the first time in over thirty years, this spacious home retains a wealth of period features and ceiling heights of 3 metres.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**FREEHOLD**



**3,960 SQ FT**



**ASKING PRICE  
£3,250,000**



### The property

The entrance porch leads to the spacious hallway and each of the reception spaces is accessible from the hall.

The double length and dual aspect kitchen/dining/family room is positioned on the left-hand side and opens onto the garden and utility room.

Whilst there is a family room positioned at the front right hand side of the house. The exceptionally bright sitting room with wood burning stove, enjoys views over and with direct access on to the south facing garden.

There is a guest w.c. and to the back of the house is an additional reception room that is currently being utilised as a studio again enjoying direct access onto the garden.

To the first floor there are five double bedrooms, a bathroom, a separate shower room, and an additional w.c. On the second floor there is an extensive loft space, that could be utilised many ways dependent on family requirements and subject to complying with building regulations.

The south facing garden is a particular feature of this exceptional home, and is accessible from the kitchen, sitting room and back reception room, the garden is in excess of 125ft in length and 40ft in width. To the front of this imposing Victorian home is a carriage driveway.

### Location

The Mapesbury Conservation Area is one of North-West London's most sought-after neighbourhoods for its wide, tree-lined streets, beautifully preserved architectural heritage, and sizeable rear gardens.

Mapesbury's favourite pocket park, the award-winning Mapesbury Dell, is within easy reach and features stunning gardens, a play area for children, and a pond teeming with wildlife. The house is easily accessible to Willesden Green Jubilee Station and Brondesbury Park Overground Station.







## Floorplans

Gross internal area (approx)  
3,960 sq ft (368 sq m)  
Including under 1.5m and loft.

2,963 sq ft (275 sq m)  
Excluding under 1.5m and loft.

3,518 sq ft (327 sq m)  
Including loft and excluding under 1.5m.

Workshop 83 sq ft (8sq m)

For identification purposes only.

## General

Tenure: Freehold

Local Authority: Brent

Council Tax: Band G

EPC Rating: D

Parking: Private, off street

Broadband: Is installed at the property

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