



**St Gabriels Road, Willesden Green, NW2 4SA**

**£715,000**

**| 2 Bed | 1 Bath | 1 Reception**

**MAPESBURY**

£715,000

LH+ShareFH

- Detached Victorian Conversion
- Original Features
- Wooden Flooring
- Off Street Parking
- Close to Underground
- EPC Rating F
- 2 Bed | 1 Bath | 1 Rec
- Tall Ceilings | Bay Window
- Private Garden
- Close to Mapesbury Dell
- Available Now
- Council Tax: E

**Stunning 2-Bedroom Victorian Conversion with Private Garden & Off-Street Parking – St Gabriel's Road, NW2**

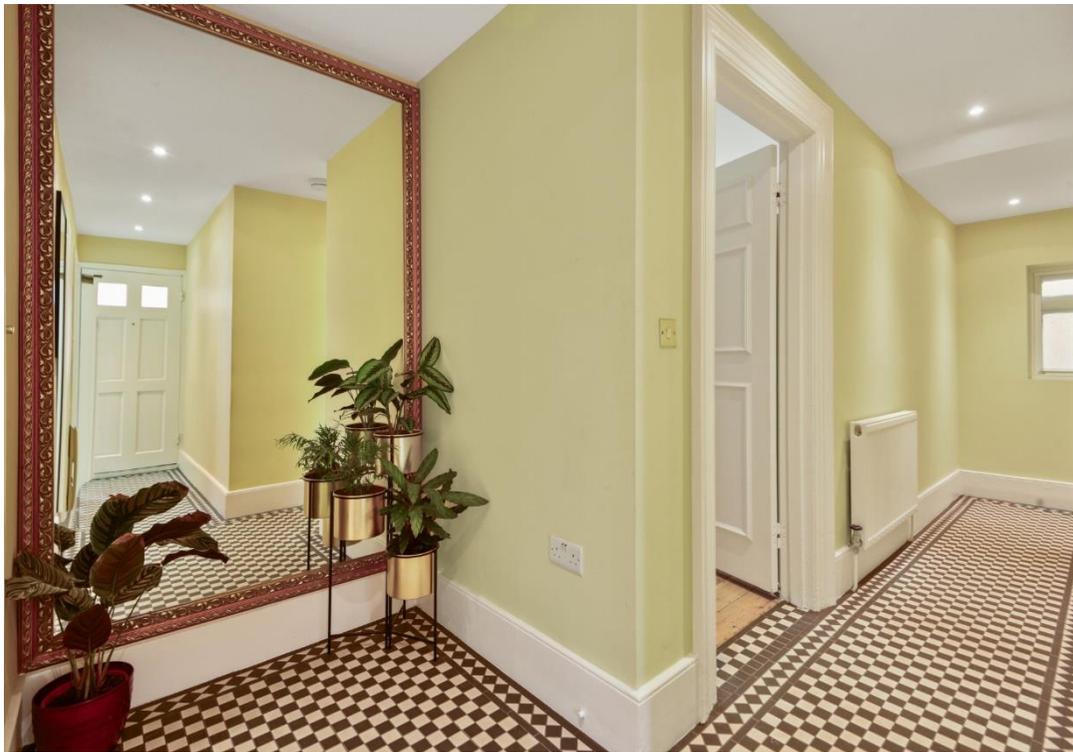
Set on a prestigious street in the Mapesbury Conservation Area, this elegant two-bedroom Victorian conversion offers a blend of period charm and modern comfort. Located on the ground floor of a detached villa, it features wooden flooring, high ceilings, and bay windows that flood the space with light. Key benefits include a private garden with dual access and off-street parking.

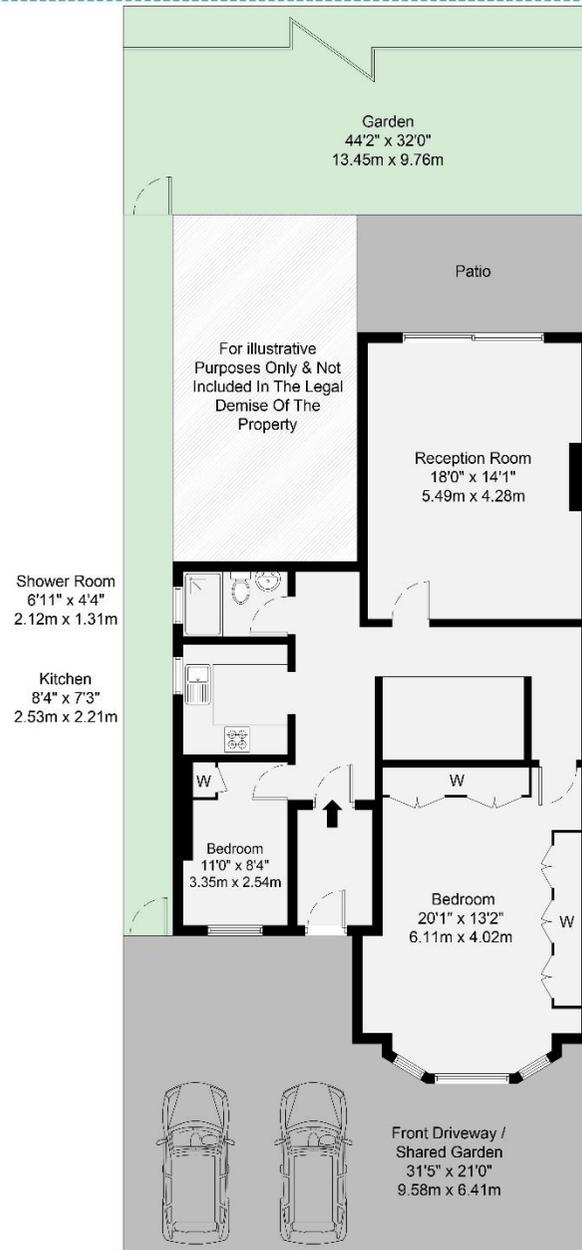
The bright reception room boasts a fireplace and opens onto a serene patio and garden. A modern kitchen comes fully fitted with integrated appliances, including a dishwasher and washing machine. Two south-facing bedrooms include a principal with fitted wardrobes, while a sleek bathroom and Victorian-style tiled hallway add character.

The North-Easterly garden offers a peaceful outdoor space surrounded by mature trees. Off-street parking adds convenience in this prime location.

Well-positioned near Kilburn (Jubilee Line) and Brondesbury Park (Overground), with local amenities and green spaces like Mapesbury Dell and Gladstone Park nearby.







Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
87.7 sq m / 944 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
3.8 sq m / 40 sq ft

EXTERNAL FEATURES  
Balcony, Terrace, Verandah etc.  
192.6 sq m / 2073 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MAPESBURY

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