



4 Bedroom
St. Gabriels Road, NW2

 **Portland**
Trusted, every step of the way

£3,995 PCM

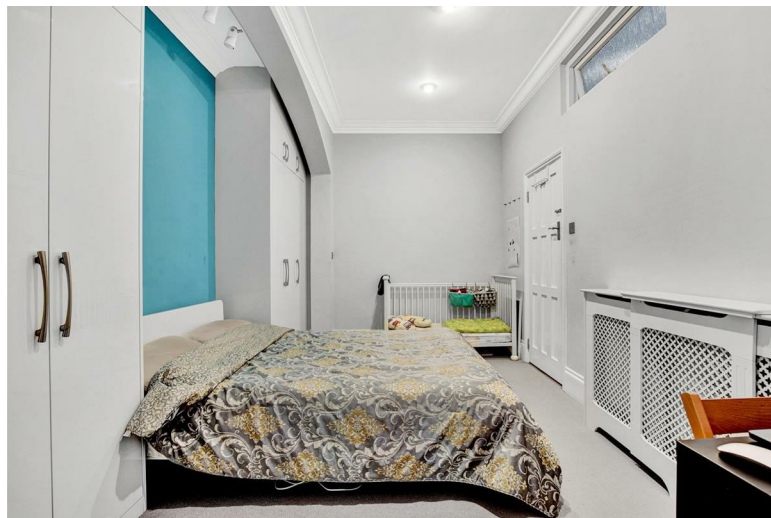
Offered to the market is a grand garden flat positioned on one of the most desired roads of the ever popular Mapesbury Conservation Area.

Spanning over 1300sqft this stunning ground floor apartment offers three to four bedrooms with its flexible accommodation. Upon entry, prospective buyers can expect to be greeted with a large hallway with high ceilings, a well proportioned kitchen diner featuring an island worktop, three good sized bedrooms and two bathrooms. To the rear of the property is access to a large private and mature garden.

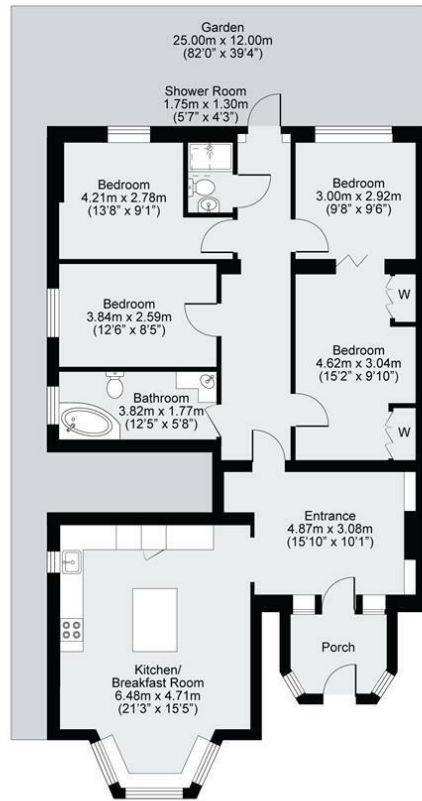
St. Gabriels Road is arguably the prime road of the Mapesbury Conservation Area, with large detached & semi-detached houses positioned off of this tree lined street. This allows for larger and more lateral accommodation compared to neighbouring areas, as well as the benefit of off street parking – perfect for growing families.

Both Willesden Green & Kilburn Stations (Jubilee) are a short stroll away, as well as ever charming pocket park that is the Mapesbury Dell.

- Exceptional Garden Flat in The Mapesbury Conservation Area
- Over 1300sqft Of Accommodation
- Bright Bay Window With Stunning Details
- Incredible Condition Throughout
- Off Street Parking
- 25 Meter Deep Private Garden
- Own Private Entrance
- Lateral Living Spanning The Whole Ground Floor
- EPC – D
- High Ceilings







GROSS INTERNAL AREA (sqm)
125.0sqm / 1346.0sqft

TOTAL STORAGE SPACE
1.8sqm / 19.4sqft

EXTERNAL STRUCTURAL FEATURES
300.0 sqm / 3229.2sqft

RESTRICTED HEAD HEIGHT
0.0 sqm / 0.0sqft

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.

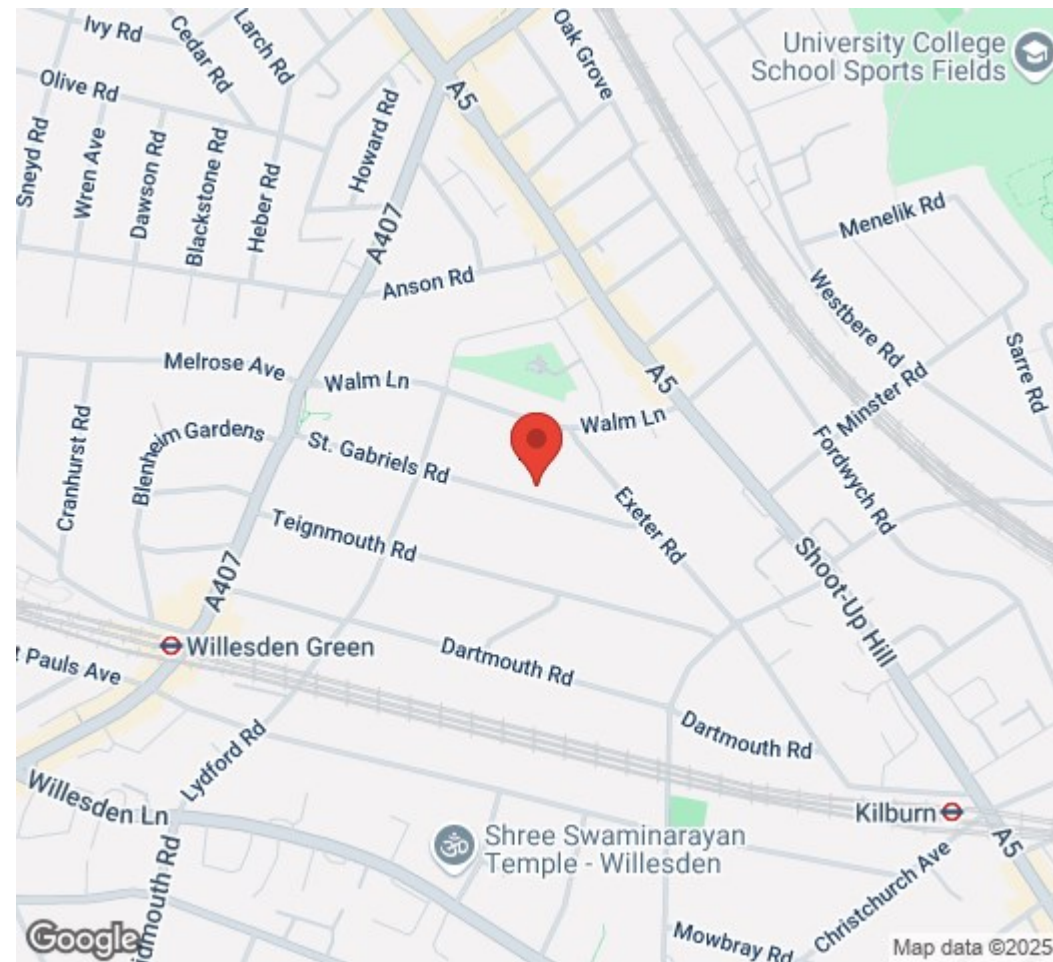


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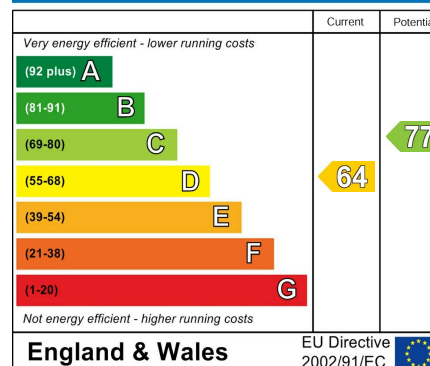
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

