

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
62	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
52	

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

**Teignmouth Road, Mapesbury Estate, NW2 4HN Asking Price £1,450,000**

Subject to Contract

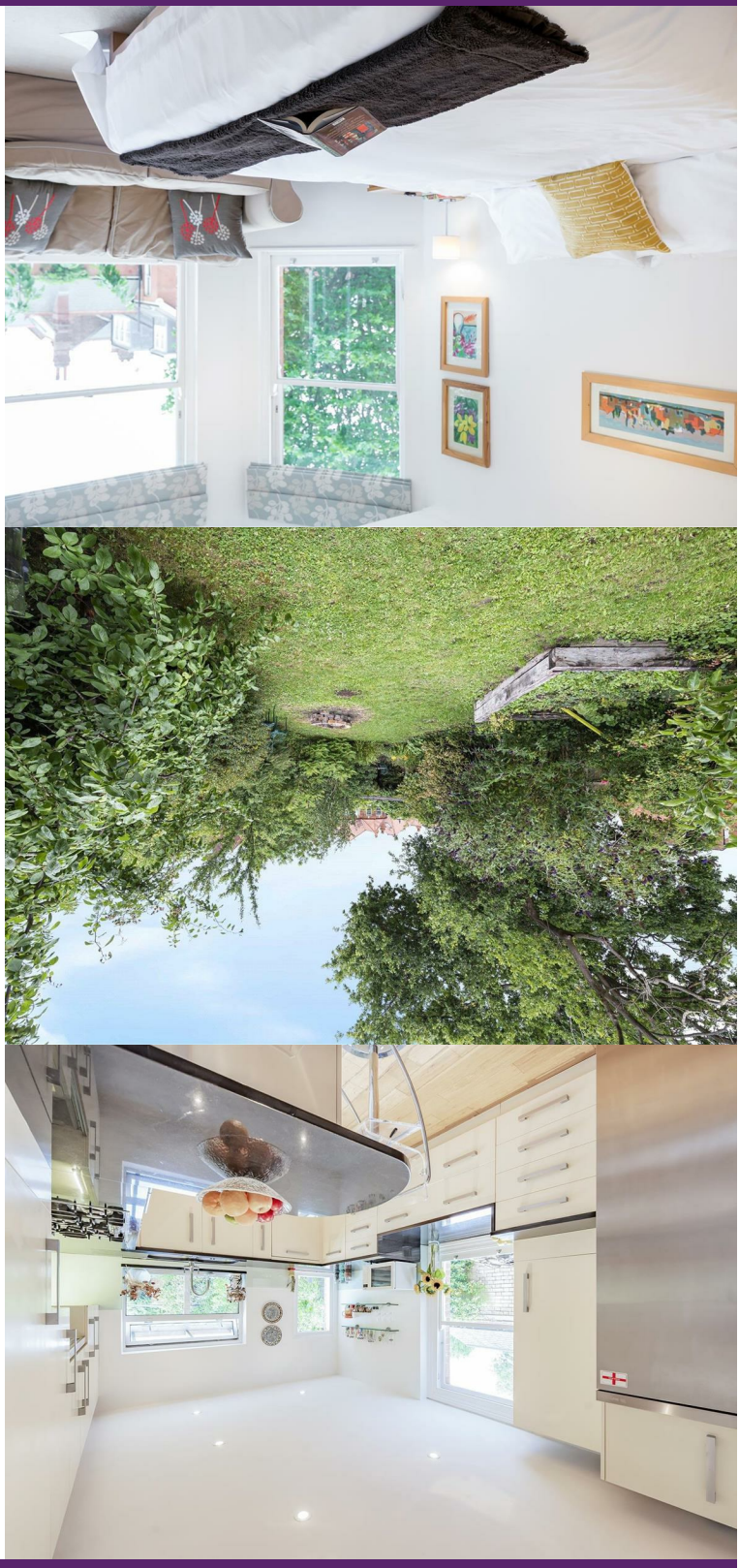
- Five bedrooms
- High ceilings in dining room
- Modern fitted bathroom combined W.C
- Guest W.C
- Work studio
- French doors to garden from reception room
- Granite worktop on contemporary style kitchen
- Tiled shower room combined W.C
- Beautiful private rear garden
- Share of Freehold



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## Teignmouth Road, NW2 4HN

Unique home located on a beautiful tree-lined street in the sought after Mapesbury

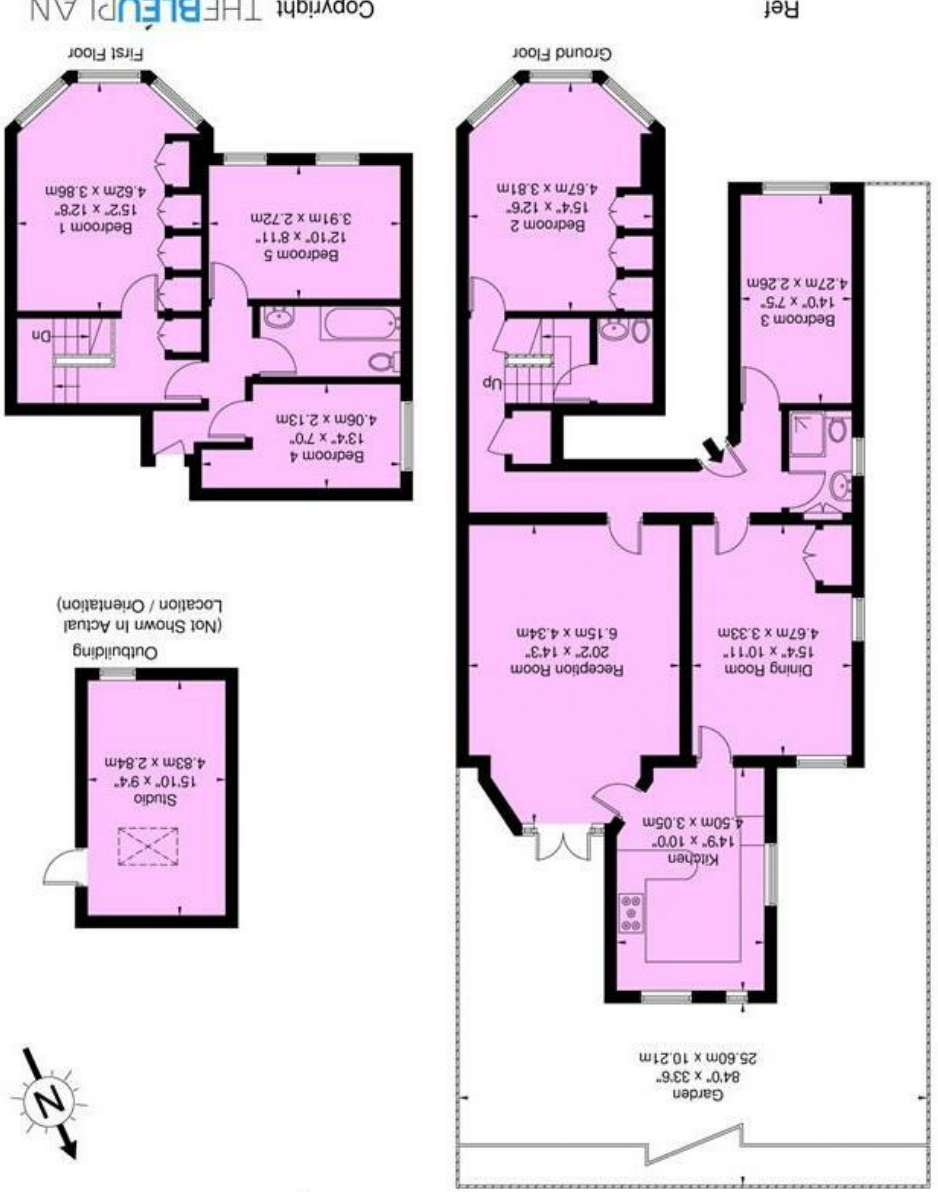
Conservation area... five-bedroom, ground and first-floor freehold maisonette with a sizeable private rear garden & off-street parking. Set within a classic red brick double fronted detached house with over 1600 sq feet offering spacious family living, and entertainment space. Lovingly looked after and recently refreshed by the existing owners, it retains classic period details with modern updates that any new owner will appreciate. Themes of light, storage, and unique character are present throughout.

Generously proportioned rooms with twelve-foot high ceilings in the lounge with French doors leading out to garden, dining room, and modern kitchen with Granite style worktops, that flow easily together with wooden floors throughout.

he ground floor also has two additional large bedrooms, one with lovely bay windows and floor-to-ceiling built-in wardrobes that can easily function as an office/study or media room. In addition, there is a modern shower room that can be the exclusive use of family as there is a separate cloakroom for guests. Large bedroom into bay window on the first floor with fitted wardrobes & two additional bedrooms, the family bath is cleverly laid out and can be separated to function as an "in-law" suite or home office zone with direct access from the communal hallway.

## Teignmouth Road, London, NW2

Approx. Gross Internal Area = 155.7 sq m / 1676 sq ft  
 Outbuilding = 13.7 sq m / 148 sq ft  
 Total = 169.4 sq m / 1824 sq ft



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