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£2,899,950

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## A Rare Investment Opportunity in the Heart of Mapesbury Conservation Area

An exceptional chance to acquire a substantial red-brick, detached Edwardian freehold house, offering approximately 4,215 sq ft (391 sq m) of elegant living space. This grand residence is currently arranged as three self-contained apartments and is situated within the prestigious and tree-lined Mapesbury Conservation Area—a location renowned for its architectural charm and community feel.

Ideal for Investors | Three Self-Contained Apartments | Period Features | Off-Street Parking | Generous South-Facing Garden

### The Ground Floor Apartment – Approx. 1,722 sq ft

A beautifully proportioned 3/4 bedroom, 3 bathroom apartment offering generous living space throughout. The heart of the home is a stunning 30 ft x 29 ft open-plan reception/kitchen/dining room, boasting high ceilings and floor-to-ceiling glass doors that open directly onto a private 91 ft south-facing garden with decking area—perfect for entertaining or quiet enjoyment. Additional features include a utility room and the rare benefit of off-street parking.

### The First Floor Apartment – Approx. 1,231 sq ft

Comprising four bedrooms, including a luxurious principal suite with dressing room and en-suite bathroom. The 22 ft x 14 ft open-plan kitchen/reception space is bathed in natural light and flows seamlessly onto a private 14 ft south-facing roof terrace overlooking the mature garden below.

### The Second Floor Apartment – Approx. 1,078 sq ft

A bright and spacious two-bedroom apartment featuring a stylish open-plan living and kitchen area, flooded with light and thoughtfully designed. This top-floor home also benefits from extensive eaves storage and a modern contemporary bathroom.

### Location & Lifestyle

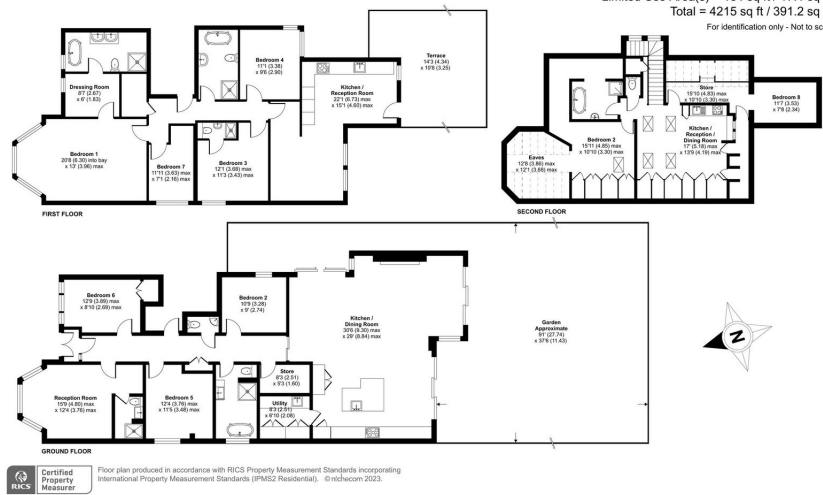
Superbly located for transport, with easy access to Willesden Green and Kilburn (Jubilee Line - Zone 2), Brondesbury Overground, and multiple bus routes. Residents are well-served by the vibrant high streets of Kilburn and Willesden Green, offering an array of



Dartmouth Road, London, NW2

Ground Floor = 1722 sq ft / 160 sq m  
First Floor = 1231 sq ft / 114 sq m  
Second Floor = 1078 sq ft / 100.1 sq m  
Limited Use Area(s) = 184 sq ft / 17.1 sq m  
Total = 4215 sq ft / 391.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

