



ANSON ROAD, WILLESDEN GREEN, LONDON, NW2
£1,899,950 FREEHOLD

**AN ELEGANT FIVE-BEDROOM EDWARDIAN FAMILY HOME IN
THE HEART OF THE MAPESBURY CONSERVATION AREA**

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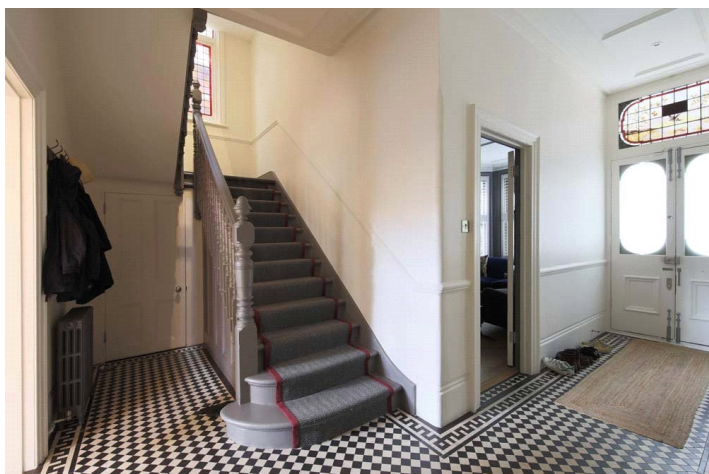
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LOCATION: Anson Road is a long tree-lined road within the Mapesbury Conservation area, an outstanding example of Edwardian housing strongly influenced by The Arts and Crafts movement and preserved by the residents association for the past 40 years. This exceptional property is just a short stroll from the vibrant amenities of West Hampstead, Kilburn, and Willesden Green, including excellent transport links via the Jubilee Line, Overground, and Thameslink. The area's outstanding schools, charming parks, and sense of community make it the perfect place to call home. This is a rare opportunity to own a truly special property in one of North West London's most sought-after enclaves.

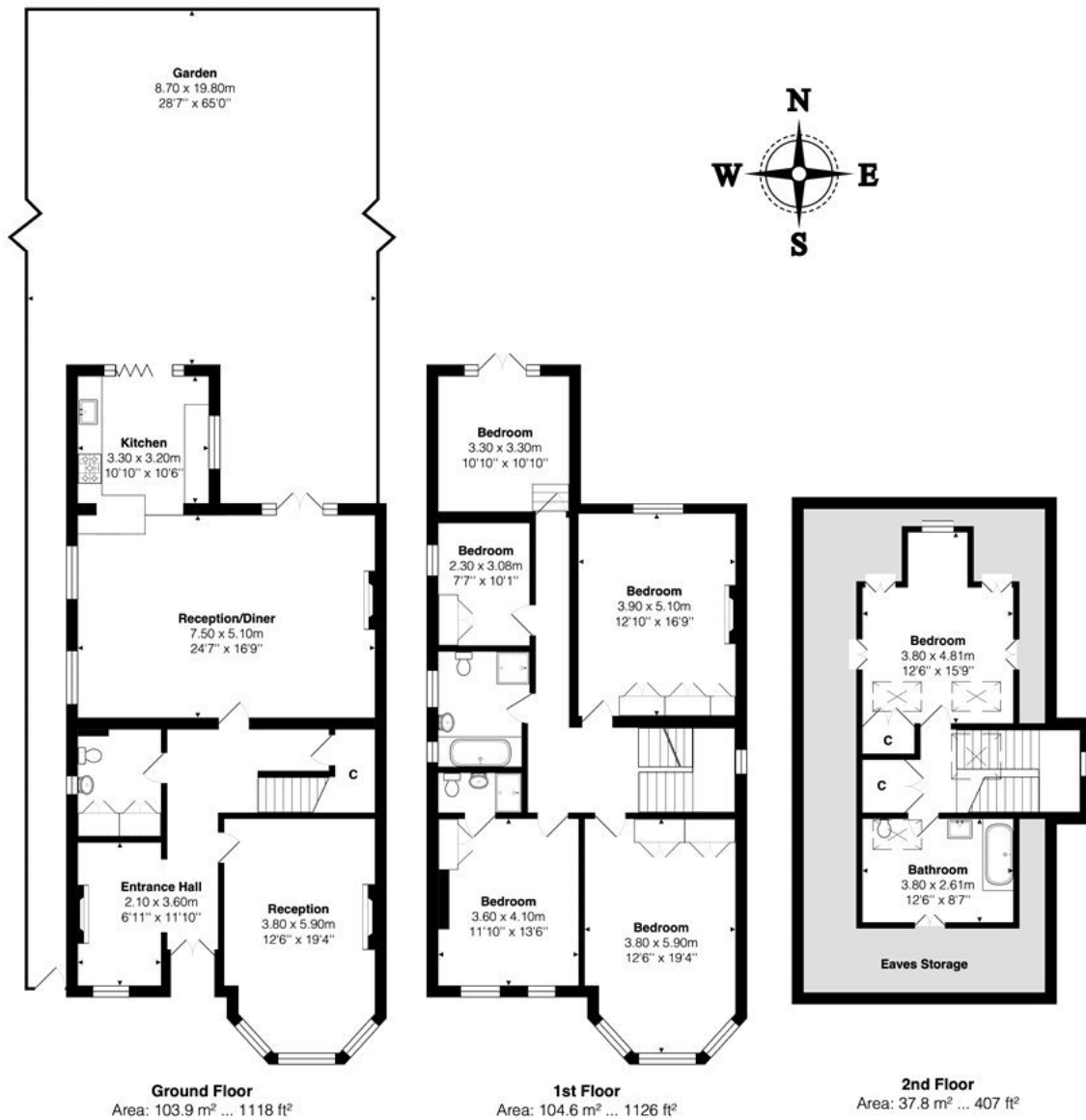


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DESCRIPTION: Nestled in the prestigious and tranquil Mapesbury Conservation Area, this magnificent five-bedroom detached Edwardian family home exudes timeless charm and sophistication. Offering over 2600 sq.ft of versatile living space, this residence seamlessly blends period elegance with modern family living. As you step through the original front door, you are welcomed into a grand entrance hall with soaring ceilings, intricate corning, and original tiling, setting the tone for the home's refined character. The formal reception room, bathed in natural light from expansive bay windows, features original fireplaces, bespoke cabinetry, and oak wood flooring with a herringbone pattern. The open-plan kitchen, living and dining area is a showstopper and leads directly onto a large landscaped garden at the rear. Upstairs, the five generously proportioned bedrooms are thoughtfully arranged over two further floors. There is a luxurious principal suite boasting an en-suite bathroom and ample wardrobe space, while the remaining bedrooms are equally well-appointed, ideal for children, guests, or home offices.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
40	48
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
35	41
England, Scotland & Wales	
EU Directive 2002/91/EC	

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