



Walm Lane, Mapesbury, London NW2 .| £1,400,000

- Impressive garden apartment within the highly desirable Mapesbury Conservation Area
- Elegant interiors, renovated in 2021
- Full private use of the 93.2 ft south facing garden
- Off street parking
- Air conditioning
- Chain free

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Kate Brookfield x Vita Properties present this extremely beautiful three bedroom garden apartment, located within the highly desirable Mapesbury Conservation area NW2.

Fully renovated in 2021, this elegant and light filled home spans in excess of 1202 sq ft and retains full and private use of the breathtaking 93.2 ft south facing garden. Thoughtful design choices in conjunction with exquisite materials and interior fittings elevate this home and offer buyers the opportunity to purchase a turnkey property.

Lithuanian oak runs throughout and the original panelling decorates the ceilings in the main spaces. The German made kitchen designed and installed by Openplan Design is complemented by integrated Siemens appliances and a Fisher & Paykel fridge/freezer. The area leads through to a charming dining space with glass roof and French doors to the garden, and then further moves through to a large living room.

Two generous bedrooms have been fitted with floor to ceiling handleless storage and bedroom three sits at the back of the apartment offering versatility with a full en suite bathroom and sliding doors to the garden. The main bathroom is fully tiled with Porcelanosa tiles and benefits from under floor heating.

With four separate access points to the garden, including a side access, this impressive space offers excellent privacy and has been beautifully maintained by the current owners with several zones for entertaining.

The apartment occupies part of the ground floor of a striking double fronted period property and benefits from an off-street parking space on the carriage driveway.

- 🏠 Flat
- 🔑 Share of Freehold
- 🛏 x 3
- 🛁 x 2
- 🚿 x 2



Kate Brookfield

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



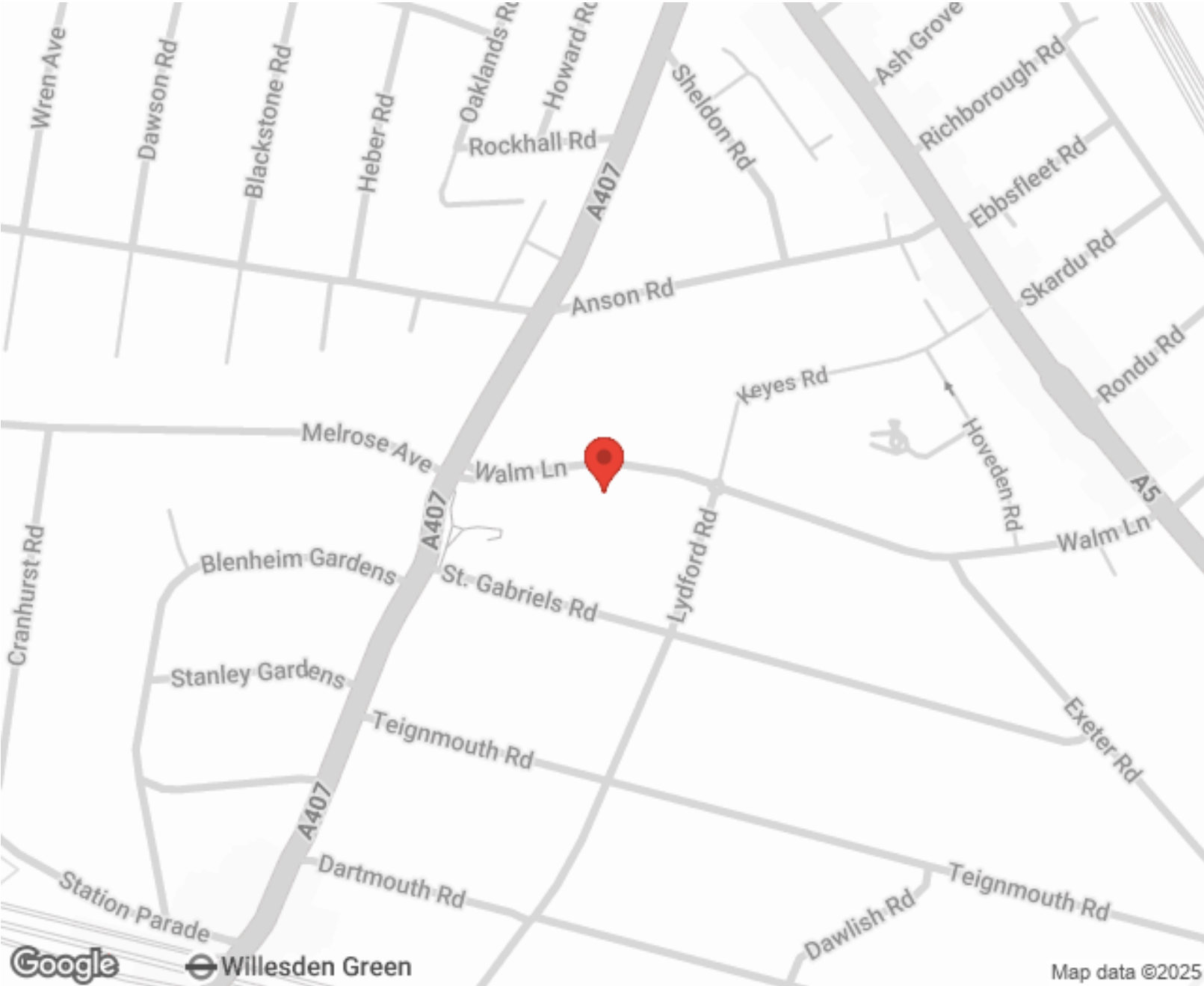
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



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OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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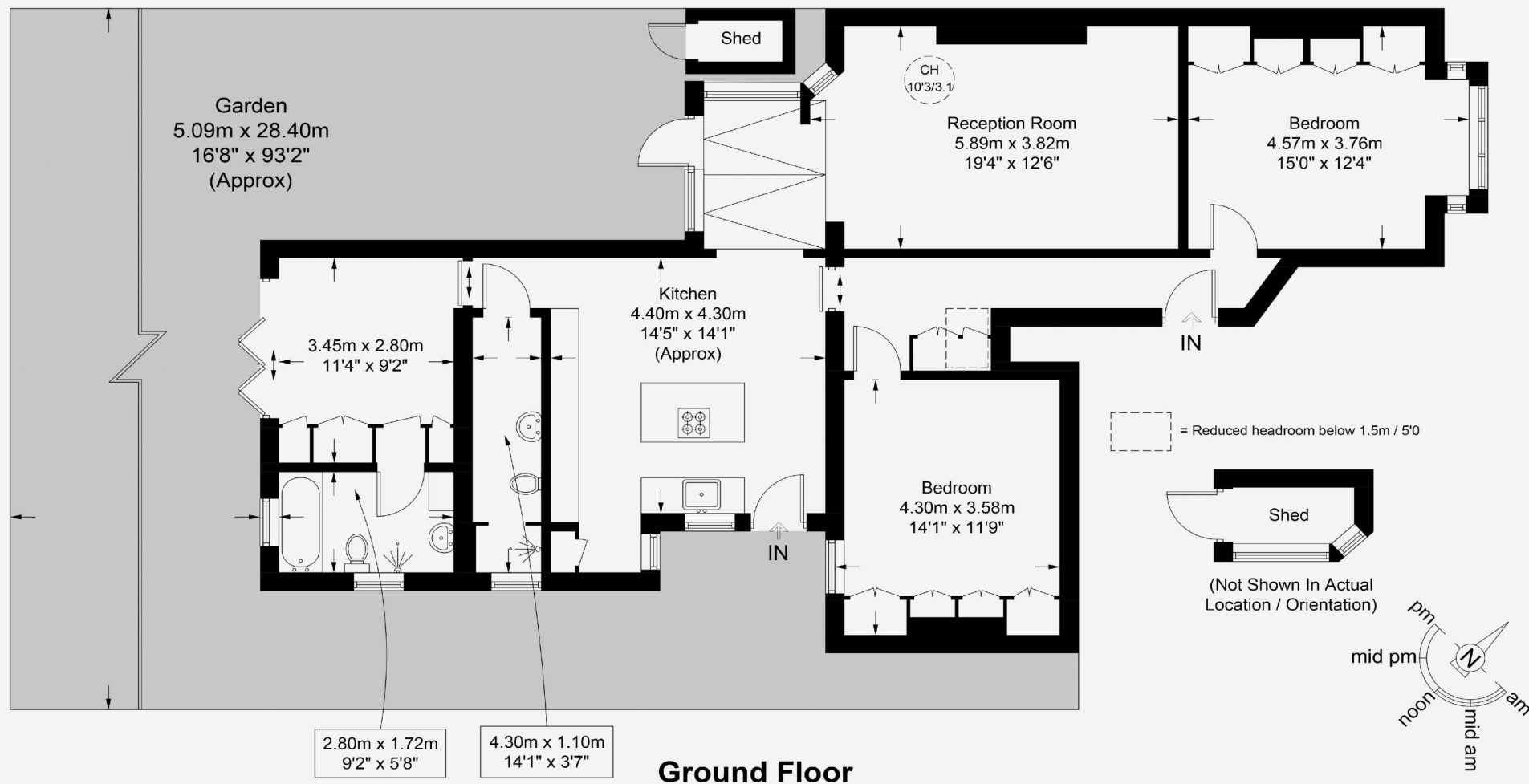
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Walm Lane, NW2

Approximate Gross Internal Area = 1201 sq ft / 111.6 sq m

Restricted Height = 7 sq ft / 0.7 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Measurer**