



Exeter Road, Mapesbury Estate, London NW2 .| £3,000,000

- Rare detached residence within the Mapesbury Estate
- Sensational 59m west facing garden with summer house
- Five bedrooms, five bathrooms
- Beautifully preserved original Victorian details
- Gated off street parking
- Excellent living/entertainment spaces

"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 are proud to present this exceptional detached, double-fronted home set on the highly sought-after Mapesbury Estate, NW2.

Spanning approximately 3,800 sq ft (including a charming summer house), this stunning residence boasts a 59m west-facing garden and off-street parking. From the street, the home makes a striking first impression, with a beautifully manicured front garden and wisteria arching over the wide porched entrance.

Inside, the home has been thoughtfully restored, with original period features carefully preserved and reinstated to celebrate the charm and character of this Victorian property. Two well-proportioned reception rooms sit either side of the entrance hall—one currently used as a study, the other as a sitting room. To the rear, an expansive open-plan kitchen, living, dining, and day room connects via two openings with the garden. The delightful garden also features a summer house, currently used as a sauna. A large utility room with a separate side entrance and a guest WC complete the ground floor.

Upstairs, a wide staircase with a stained glass window leads to the first floor, which hosts two generous double bedrooms (one en suite), a family bathroom, and a stunning principal bedroom suite stretching across the full rear width of the property. This luxurious suite includes steps down to a pitched-roof bathroom with serene views over the garden.

The second floor offers two additional en-suite bedrooms, perfect for guests or growing families.

Exeter Road sits within the Mapesbury Conservation Area, celebrated for its architectural beauty and well-maintained homes. The location offers easy access to West Hampstead, Queen's Park, Willesden Green, and is a short drive from Hampstead Village.

-  House
-  Freehold
-  x 5
-  x 4
-  x 5



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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."



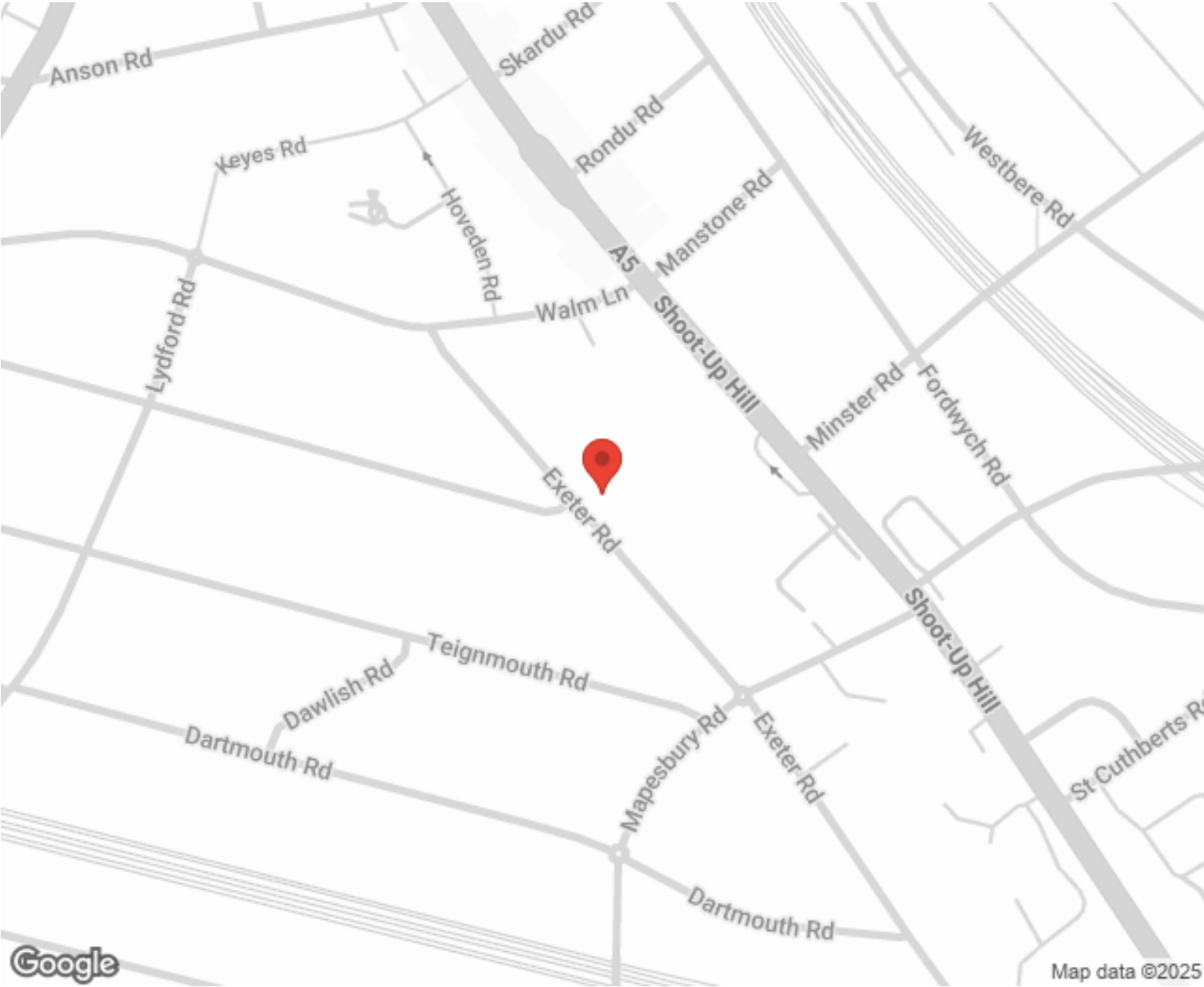
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



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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		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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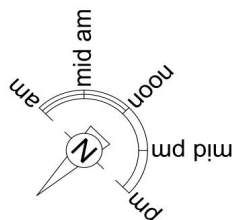
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Exeter Road, NW2

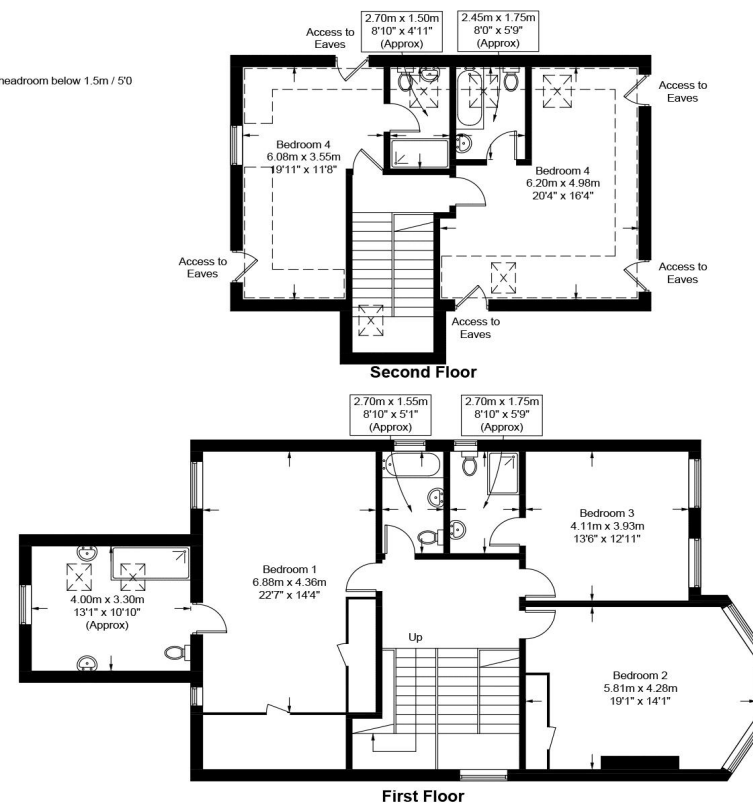
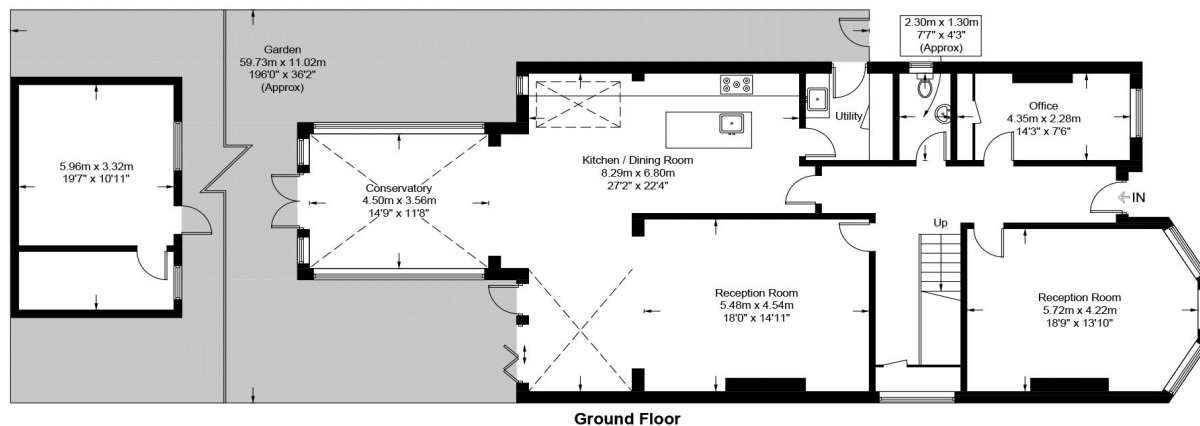
Approximate Gross Internal Area = 3800 sq ft / 353 sq m

Restricted Height = 225 sq ft / 20.9 sq m

Outbuilding = 251 sq ft / 23.3 sq m



= Reduced headroom below 1.5m / 5'0"



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**