



**A SUBSTANTIAL DETACHED EDWARDIAN HOUSE AVAILABLE TO THE MARKET FOR
THE FIRST TIME IN 40 YEARS**

KEYES ROAD
WILLESSEN, LONDON, NW2

Offers in excess of £2,250,000 - Freehold



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Offers in excess of £2,250,000 - Freehold

Substantial Edwardian House • Double length garden • Large plot • Development opportunity

7 Bedrooms • Bathroom • Shower room
• 2 Cloakrooms • Reception room

- EPC Rating = F
- Council Tax = G

Description

An exciting opportunity to acquire this impressive Freehold set within a large garden plot. The house is set over two floors yet offers considerable options to extend and improve (Subject to Planning Permission and Consents) with an impressive loft space and existing out buildings & garage. There is a fabulous 'double length' garden with mature fruit trees and shrubs offering a very private and versatile plot. The house is in need of complete refurbishment yet retains a great deal of period features and detailing.

Keyes Road is a popular residential street within the Mapesbury conservation area between Willesden and Kilburn. Transport links are available at Willesden Green (Jubilee Line) with a plentiful array of local shops and amenities.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

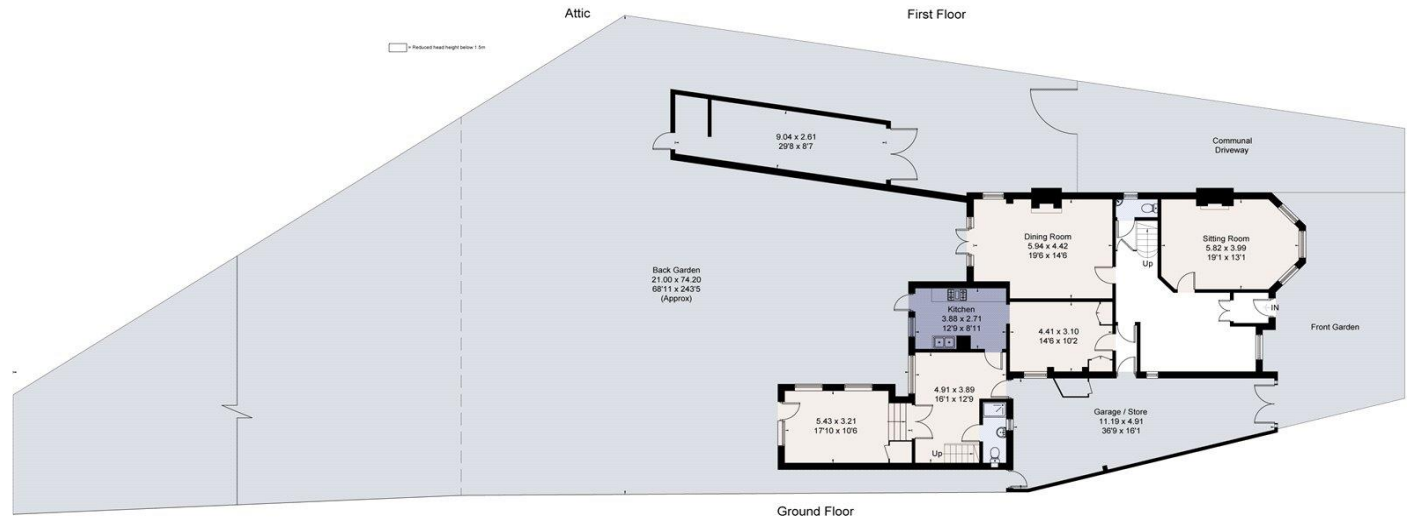
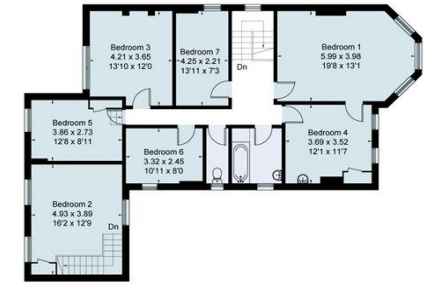
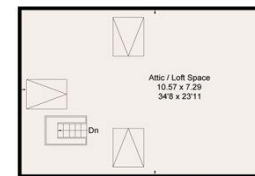
Viewing

Strictly by appointment with Savills.





Approximate Area = 267.4 sq m / 2878 sq ft
 Attic = 77 sq m / 829 sq ft
 Garage / Store = 41.1 sq m / 442 sq ft
 Outbuilding = 23.8 sq m / 256 sq ft
 Total = 409.3 sq m / 4405 sq ft
 Including Limited Use Area (2 sq m / 21 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC