

# INIGO



## *Dean Road II*

LONDON NW2

£1,050,000 SHARE OF FREEHOLD

Generous proportions, lofty ceilings and welcoming natural light characterise this elegant three-bedroom apartment in Willesden Green. Spanning over 1,360 sq ft, the home is arranged across the first and second floors of a beautiful Victorian terrace on leafy Dean Road, a short walk from Willesden Green Underground station. A door from its uppermost level provides access to a large elevated terrace, at once private and with far-reaching views.

### *Setting the Scene*

Dean Road lies within the Willesden Green Conservation Area, renowned for its period architecture and historical landmarks. Set back from the street behind a well-kept front garden, the building's red brick façade rises over three storeys, with large windows a traditional pitched roof.

The apartment has been sensitively renovated by the current owners, who have carefully preserved its wealth of original features while introducing a cohesive palette of soft, neutral tones. High-quality materials and thoughtfully chosen finishes run throughout, creating a strong sense of continuity.

## *Dean Road II*

LONDON NW2

£1,050,000 SHARE OF FREEHOLD



### *The Grand Tour*

The front door of the apartment opens into a generous hallway used as a useful entrance space. Solid wood floorboards extend throughout, imbuing the home with tonal warmth. Thoughtfully arranged and carefully finished, the interiors are enriched by an abundance of natural light.

From the hallway, large French doors painted with rich 'Railings' by Farrow and Ball open into the inviting kitchen and breakfast room – the heart of the house, well-appointed for both daily life and entertaining. A south-easterly light bathes the space, which is centred around a generous island. Bespoke white cabinets are arranged in a practical L-shape, topped with Arabescato quartz worktops. There is also a butler sink with a brass DeVOL tap and matching fixtures, and a Britannia range cooker.

The reception room lies at the front of the plan, organised to accommodate both sitting and dining areas. Walls are painted in a soft 'Green Smoke' by Farrow and Ball. On one side, a cast-iron fireplace with decorative tiled surrounds adds warmth and character. A tall box bay window draws in natural light and is the perfect spot for a dining table.

A bright and peaceful guest bedroom is next door, with high ceilings, egg and dart corning, and timber floorboards. There is a guest shower room accessible from the hallway, with floral 'Artemis' wallpaper by House of Hackney and marble chequerboard floors. A walk-in shower is enclosed by a Crittal glass screen and lined with beautiful 'Hoxton Green' gloss porcelain tiles from Mandarin Stone.

A staircase with a sisal runner ascends to the top floor, where two spacious bedrooms lie. The principal bedroom is flooded with light from windows set in a box bay. There is a large cast-iron fireplace on one side, and an en-suite bathroom with a bold, floral wallpaper. The charming third bedroom is perfectly serene, making it an ideal space for a child's bedroom or home office. Its pitched ceiling creates a voluminous atmosphere, adding to the room's allure.

Above is a large attic providing additional storage space.

## *Dean Road II*

LONDON NW2

£1,050,000 SHARE OF FREEHOLD



### *The Great Outdoors*

From the landing, a door opens onto a spectacular south-easterly decked terrace positioned between the two floors. Enclosed by brick walls, the space feels wonderfully private and secluded. It can easily accommodate both dining and lounging areas, perfect for barbecues, summer gatherings or quiet reading. A jasmine tree softens the edges, while far-reaching views over the surrounding rooftops add a sense of openness and connection to the city.

### *Out and About*

Dean Road is within walking distance of the green open space of Gladstone Park with its café, tennis courts, rose garden and playgrounds. Less than 10 minutes' drive away is Queen's Park, with more green space, tennis courts, and playgrounds.

The area is also home to three great pharmacies and a range of independent shops, including health food shop Walnut, which stocks organic produce, a great butcher, O'Farrell's, and a flower shop by the Underground station. There are several supermarkets in easy reach. Restaurants include a highly rated fish and chip shop and brilliant sushi at Sushi Masa. Beer and Burger is great, and Cavallino is an Italian deli/restaurant serving great piadina.

There are several good schools in the area, including Crickets Montessori, Salusbury Primary School, Convent of Jesus and Mary Infant School and St Mary Magdalene.

Willesden Green Underground Station is around the corner from the home for Jubilee line services into the West End. Cricklewood station is a mile from the house. It runs regular Thameslink services to London St Pancras International (three stops) and Farringdon (four stops) for fast connections to Heathrow and Bond Street.

Tenure: Share of Freehold Lease Length: Approx. 101 years remaining Service Charge: N/A Ground Rent: Approx. £50 P/A Council Tax Band: D



# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.