



Gratton Terrace, NW2

Freehold - £899,950

A well presented Victorian property offering over 2,179 sq ft of living space. Enviably located close to the coveted 87-acre Gladstone Park.

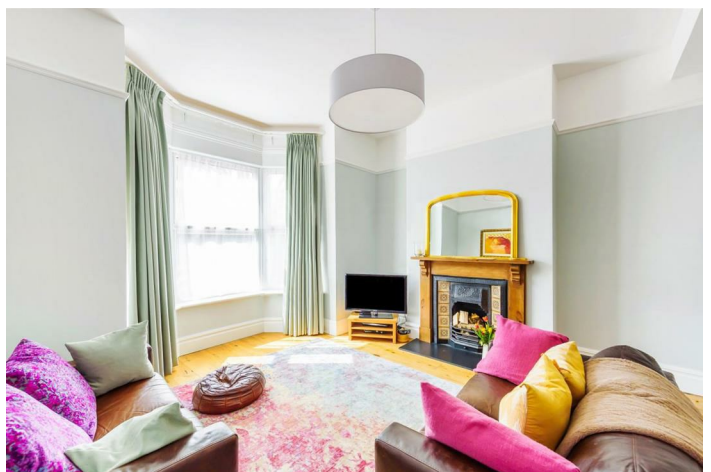
Upon entering, the meticulous architectural and interior design become evident. The Ground Floor maximises space, featuring an open-plan kitchen with bi-folding doors, skylights, and a stylish island. The front room flows into the kitchen, serving as a cosy yet multifunctional space with a TV nook and a dedicated music area. Two elegant fireplaces enhance its charm. The home balances openness with private areas. A standout feature is the 48 ft garden, accessible through the rear. The First Floor hosts four well-proportioned bedrooms, serviced by a family bathroom and a shower room. The bathroom, with a freestanding bathtub and overhead skylights, is bathed in natural light. The principal bedroom is a characterful sanctuary, boasting an exposed brick archway and wooden beams.

Gratton Terrace is situated within walking distance of Gladstone Park, and the many amenities of Kilburn and Willesden Green. Local transport links include Willesden Green (Jubilee - Zone 2) and Cricklewood (National Rail/Thameslink - Zone 3) and a variety of bus routes.

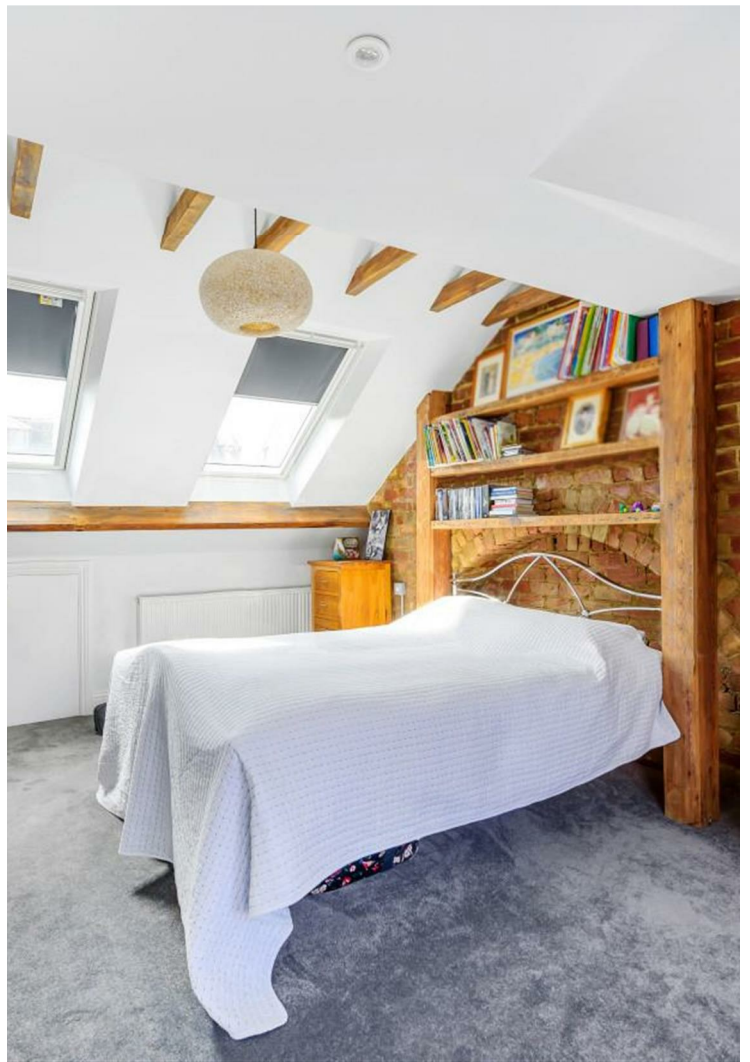
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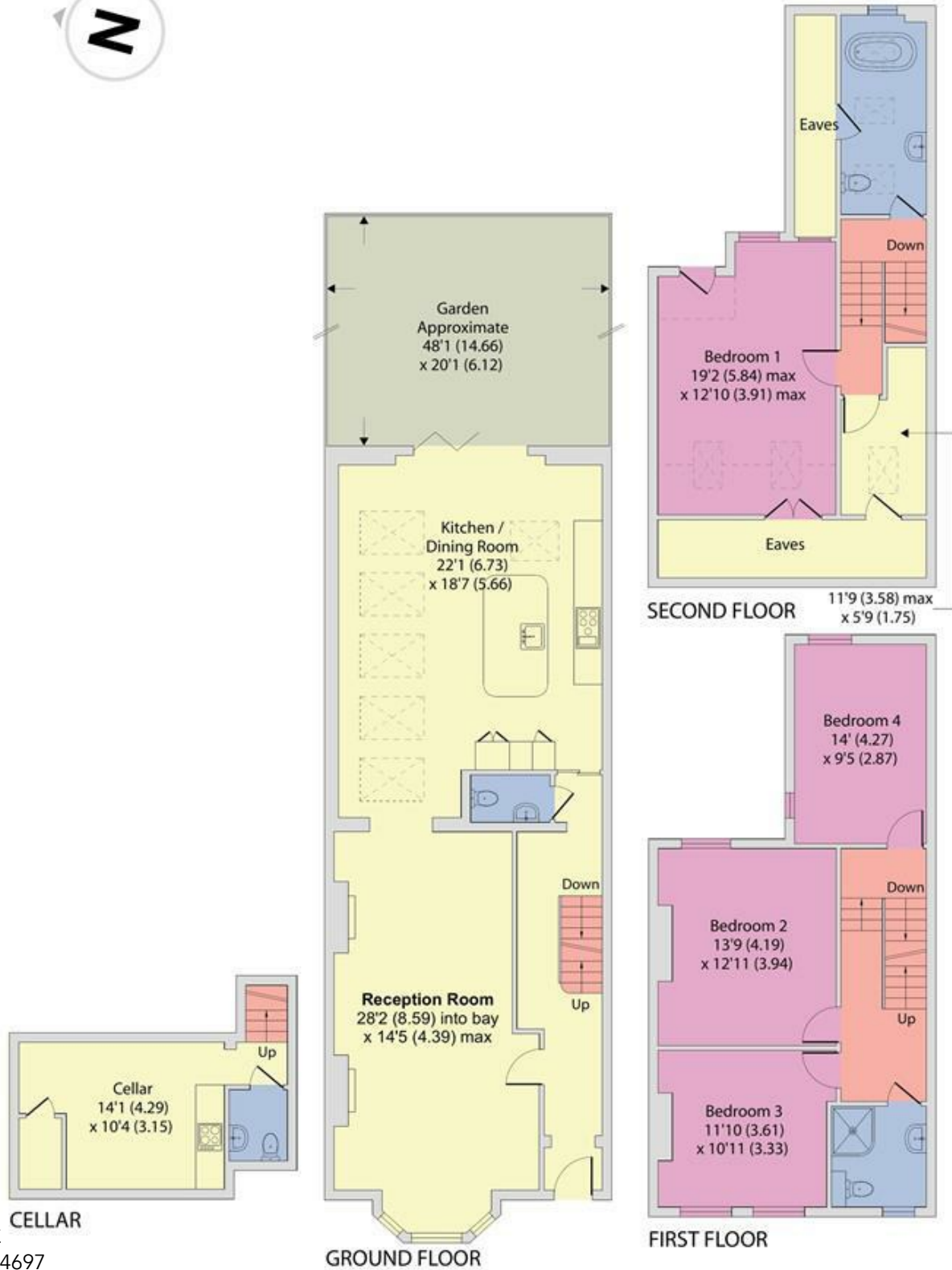
Gratton Terrace, London, NW2

Approximate Area = 2179 sq ft / 202 sq m

Limited Use Area(s) = 195 sq ft / 18 sq m

Total = 2374 sq ft / 220 sq m

For identification only - Not to scale



EPC: C
Ref: 15064697



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Camerons Stiff & Co. REF: 837812

