



 **Portland**  
ESTATE AGENTS

**Napier Road, NW10**

**Asking Price £950,000 Freehold**  
[www.portlandestateagents.co.uk](http://www.portlandestateagents.co.uk)



FANTASTIC 4 BEDROOM 2 BATHROOM FAMILY HOUSE WITH SOUTH FACING GARDEN AND ROOF TERRACE.

This substantial family home has been extended and refurbished to a very high standard, by the current owners.

This stunning period property extends to approximately 1590sqft and has been designed to provide flexible living space.

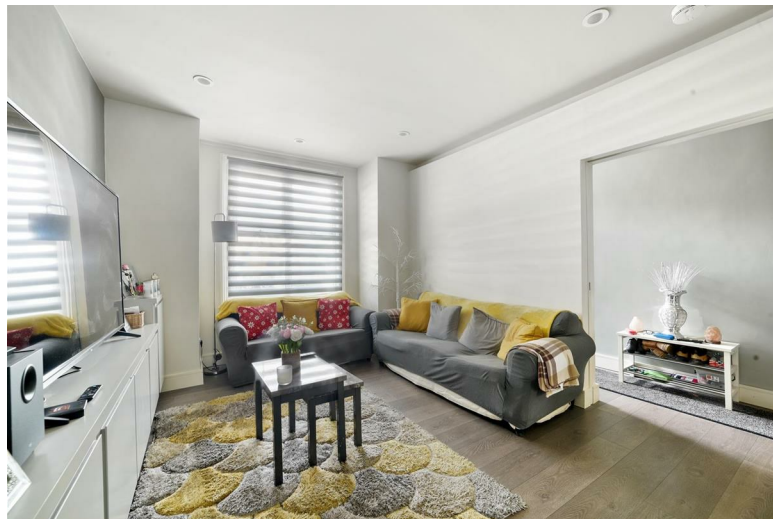
The ground floor features a large through lounge, with downstairs cloak room and fantastic luxury eat-in kitchen/diner with masses of storage and work top space. This is a wonderful family space and has skylights providing ample light, and French doors on to the sunny South facing garden. Upstairs, the first floor offers three double bedrooms and a modern family bathroom.

The loft space has been converted to a high standard, and boasts a large master bedroom with en suite and there is also access to a wonderful south facing, sun-trap roof terrace, perfect for morning coffee, or a nice glass of wine in the summer evenings.

This lovely family home can be found on an attractive tree lined road superbly located to take advantage of the abundance of shops, cafes and restaurants close by.

Kensal Green and Willesden Junction are both nearby for the Bakerloo & Overground lines.

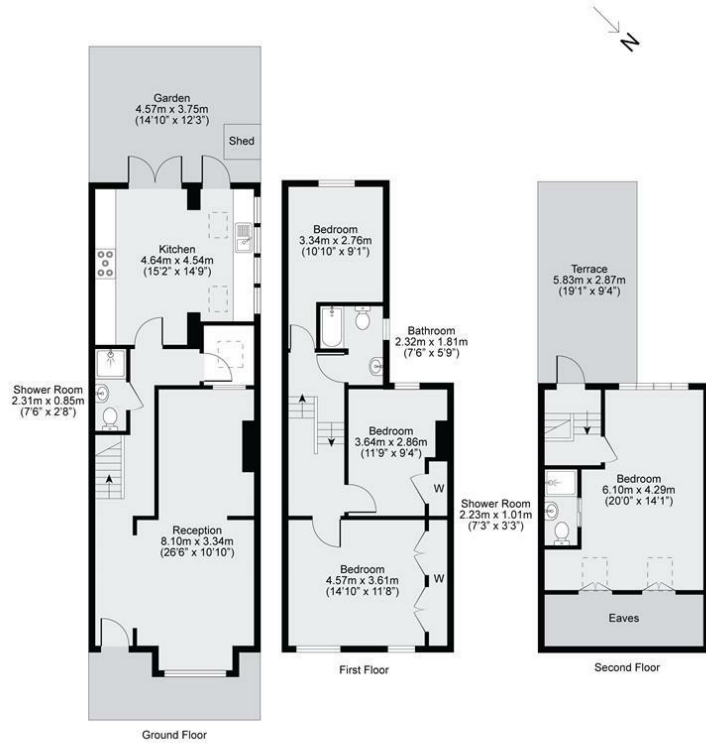
- Charming Victorian Terrace
- Catchment for sought after schools
- Minutes from Kensal Green Station
- Four double bedrooms
- Roof Terrace
- Two bathrooms
- Private Garden
- Residents Parking











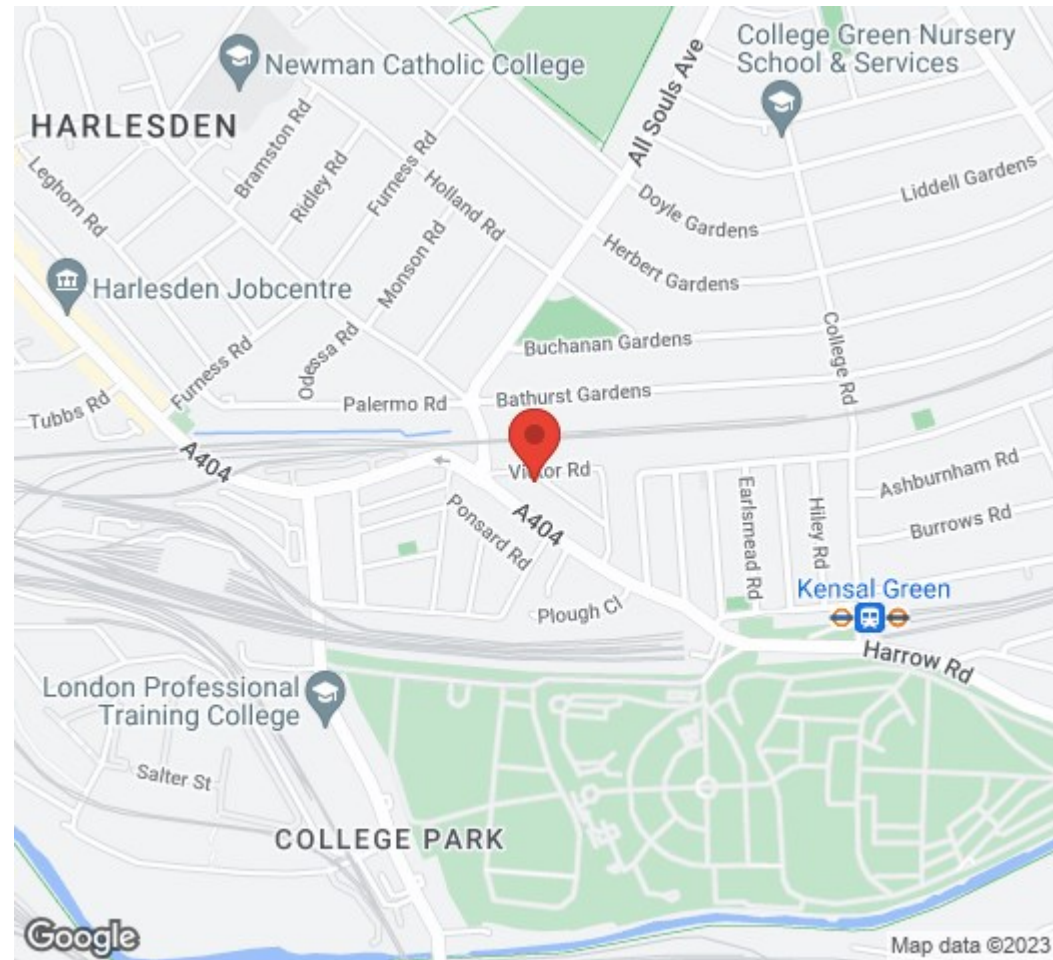
GROSS INTERNAL AREA: 136.0sqm / 1463.9sqft  
 TOTAL STORAGE SPACE: 3.3sqm / 35.5sqft  
 EXTERNAL STRUCTURAL FEATURES: 42.0sqm / 452.1sqft  
 RESTRICTED HEAD HEIGHT: 6.9sqm / 74.3sqft

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 Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>72</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.