



5 Bedroom
Walm Lane, NW2

 **Portland**
Trusted, every step of the way

£2,750,000
Freehold

Portland are delighted to offer to the market this rare opportunity to purchase a fully double fronted home in the heart of The Mapesbury Conservation Area.

Fully detached and set back off this popular treelined street, is an exceptional Victorian home offering incredible proportions, glorious ceiling height and wonderful charm throughout. Prospective buyers can expect to find a large hallway upon arrival, with four large reception rooms and a eat in kitchen to the rear. Upstairs the current layout provides 6 bedrooms of various sizes, and a family bathroom.

Houses of this width and scale rarely come to the market, it offers an incredible 60ft garden and an abundance of off street parking at the front. This property is being sold completely chain free in dated condition – there is huge scope to extend the property further to the rear and the loft (subject to necessary consents).

Walm Lane is arguably one of the most sought after roads within NW2. Being within the Conservation Area, it's stunning Victorian architecture and wide treelined roads are well protected for generations to come. The Mapesbury Dell is a short stroll round the corner and Willesden Green & Kilburn Stations (Jubilee) are just round the corner.

- Substantial Detached Freehold House
- Bursting With Potential To Create A Long Lasting Family Home
- Positioned Within The Ever Popular Mapesbury Conservation Area
- Direct Access To A 60ft Private Garden
- Excellent Ceiling Height
- Off Street Parking For Multiple Cars As Well As Side Access To Garden
- A Moments Walk From NW2's Hidden Gem – The Mapesbury Dell
- Bright Accommodation With Stunning Sash Windows
- Wider Plot Than Most Within The Immediate Area
- Opportunity To Add Significant Square Footage (Subject To Planning Consents)





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GROSS INTERNAL AREA
254.2 sq m / 2736 sq ft



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.

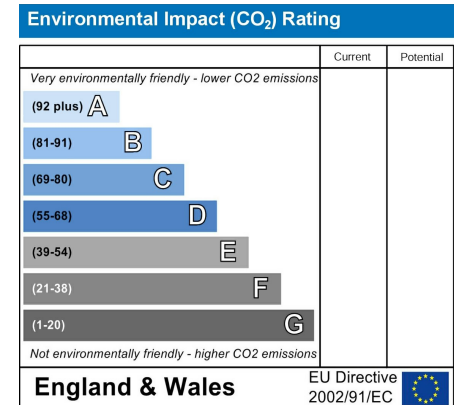
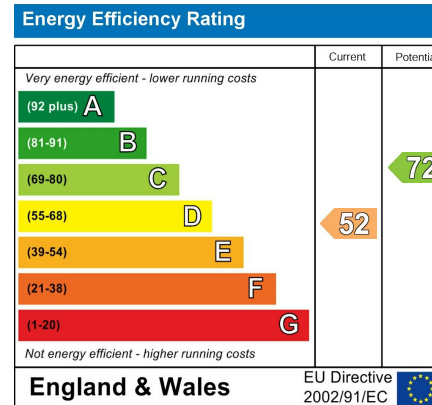


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90 Walm Lane, London, NW2 4QY
020 8451 9844

info@portlandestateagents.co.uk
www.portlandestateagents.co.uk



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.