



1 Bedroom
Olive Road, NW2

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

£475,000
Leasehold

Just moments from Gladstone Park, we are proud to offer to the market an immaculately presented Victorian apartment with private garden and separate office.

No detail has been missed in the renovation of this wonderful home by the current owners. Rarely available, this property is accessed via its own side entrance behind a charming pink gate. Buyers can expect to find a bright front bedroom boasting three metre high ceilings and ample room for storage. The room has been stylishly renovated exposing the feature fireplace and original wood flooring.

There is a separate eat-in kitchen, with double butler sink, dimmable under lights, dishwasher and gas hob. Mandarin Stone tiles act as splashback and frame the wooden worktops.

The Family Bathroom has been painstakingly developed with a traditional roll-top bath with brass shower fittings and a heated towel rail.

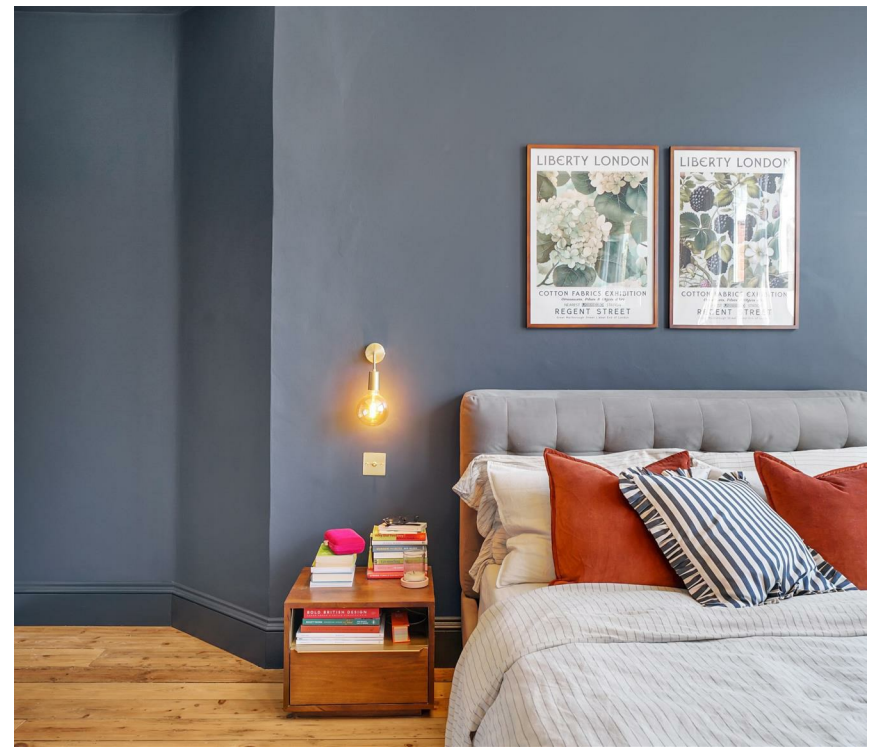
To the rear, and boasting direct access to the private garden is a 16ft reception room. An abundance of wonderful period features can be found such as original cornicing, wood burner and ceiling rose.

The garden is mature with a patio, lawn and finally decked sections. The current owners have built a separate workstation, with underfloor heating, parquet flooring, and CAT5 electrics to create the perfect office.

Olive Road is a quiet, tree lined residential street, benefitting the rolling green space of Gladstone Park being just a short stroll away. Transport links are also close by with Cricklewood Station (Thameslink 0.7m) and Willesden Green (Jubilee 1m) also within walking distance.

- A Victorian One Bedroom Garden Flat
- Beautifully Renovated By The Current Owners
- Separate Office With CAT5 Electrics & Underfloor Heating
- Gorgeous Eat-In Kitchen
- Huge Double Bedroom With An Abundance Of Space For Storage
- Spanning Over 725sqft Of Stunning Accommodation
- Just Moments From Gladstone Park
- Resident's Parking Available
- Boasting Its Own Private Entrance
- 3m High Ceilings Throughout







GROSS INTERNAL AREA (GIA) <small>The floorplate of the property</small> 67.9 sq m / 730 sq ft	TOTAL STORAGE SPACE <small>Storage area available for rent</small> 0.7 sq m / 7 sq ft	EXTERNAL STRUCTURAL FEATURES <small>Columns, Beams, Trusses, Voids etc.</small> 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT <small>Lowest one available in Sale</small> 0.0 sq m / 0.0 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.



Trusted, every step of the way

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

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

