



6 Bedroom
Tanfield Avenue, NW2

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

£1,050,000
Freehold

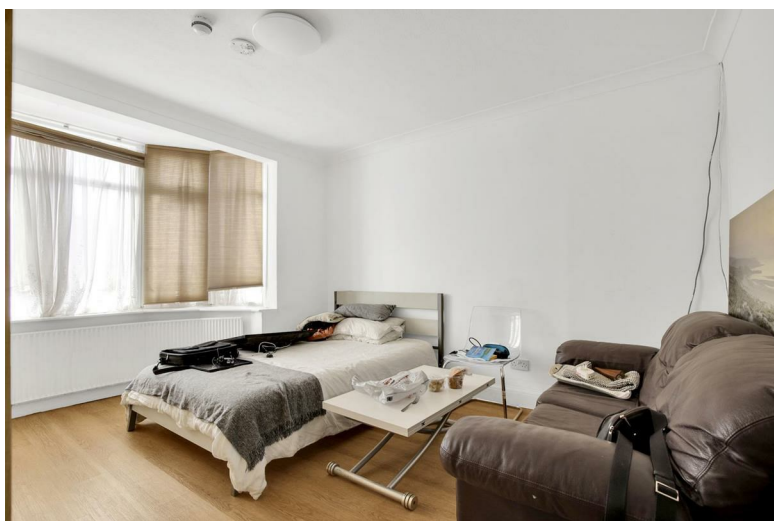
A gargantuan semi detached home with large garden and outbuildings.

Currently used as an HMO is a large family home, perfect for expanding families, or investors looking to add value to their portfolio. On the ground floor buyers can expect to find two large bedrooms and kitchen diner which goes onto the huge garden. Upstairs are a further two bedrooms split between the first and second floors.

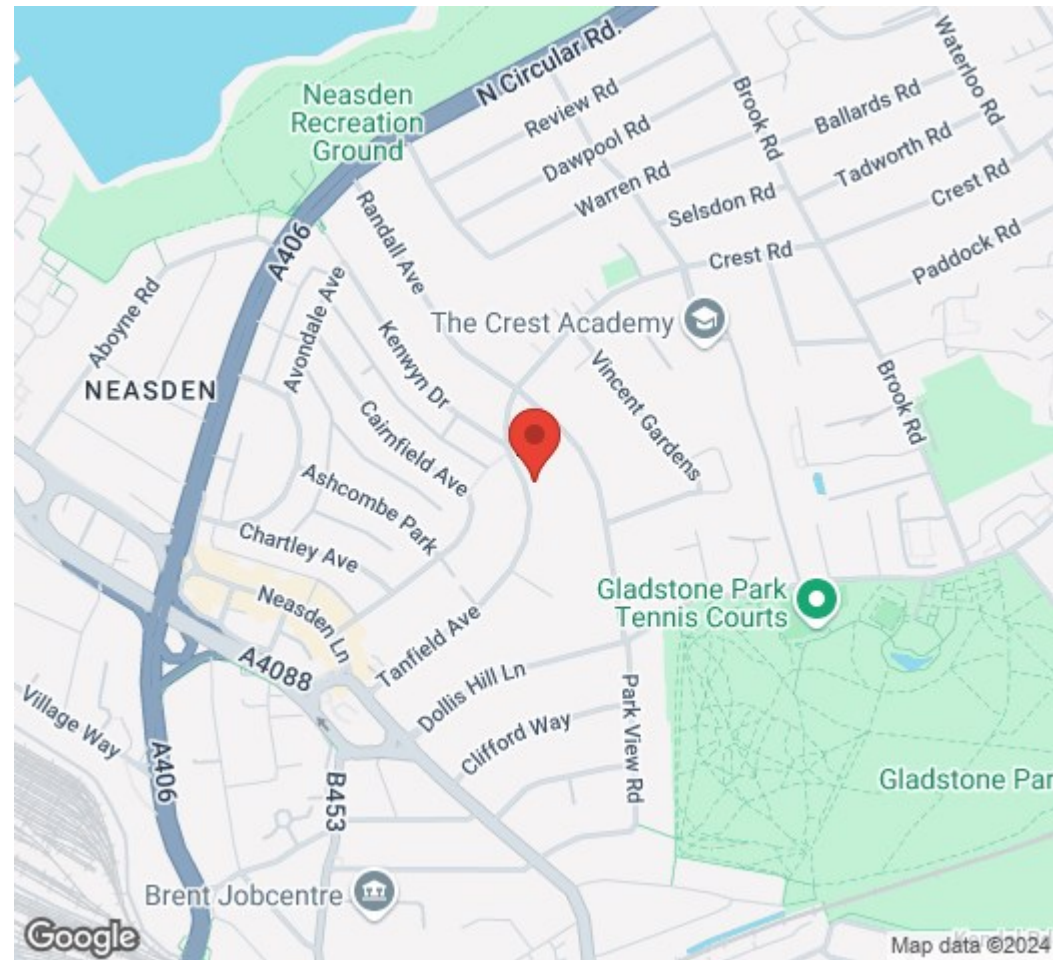
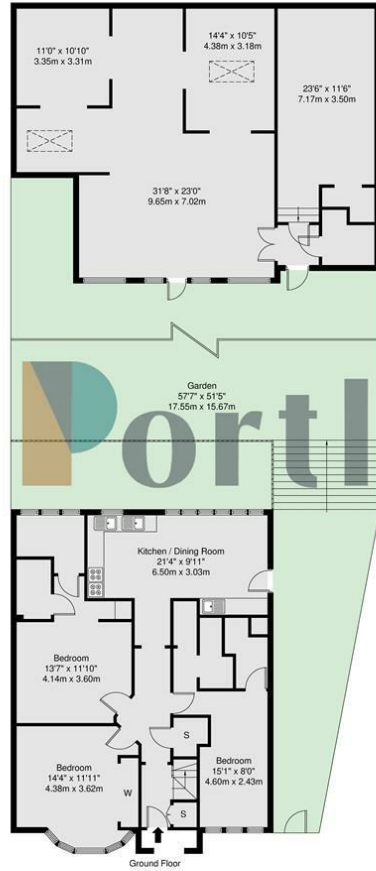
The property could do with some updating, and can be sold chain free or with tenants in situ.

Tanfield Avene is a popular residential street just north of the rolling green space of Gladstone Park and is a short stroll away, and it is well positioned for commuters to Willesden Green & Dollis Hill Underground Stations (on the Jubilee line) not forgetting the huge £4.6billion regeneration of Brent Cross and it's new station on the Thameslink which has just been completed. Access to the North Circular is also close by.

- Large Semi Detached House
- Off Street Parking
- Currently Used As An HMO
- Freehold
- Six Double Bedrooms
- Six Bathrooms
- Popular Residential Road
- Outbuildings To Rear







GROSS INTERNAL AREA (GIA)
The footprint of the property.
214.8 sq m / 2312 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area.
5.7 sq m / 61 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Verandahs etc.
275 sq m / 2960 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m.
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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	58	75

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