



3 Bedroom
Fortune Gate Road, NW10

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

Asking Price £625,000
Freehold

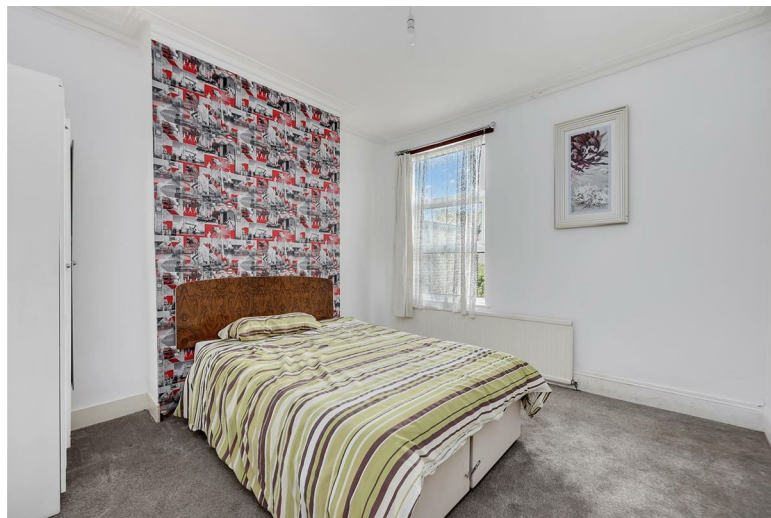
Offered to the market with vacant possession is a substantial three bedroom Victorian terrace in need of improvement.

This is an excellent opportunity for a purchaser to add their own style and flare to a classically proportioned NW10 terrace. Prospective buyers can expect to find a charming and bright front room on the ground floor, with bay window and through doors to another reception room. To the rear is a dining room which leads onto a compact kitchen, and then onto a mature private garden.

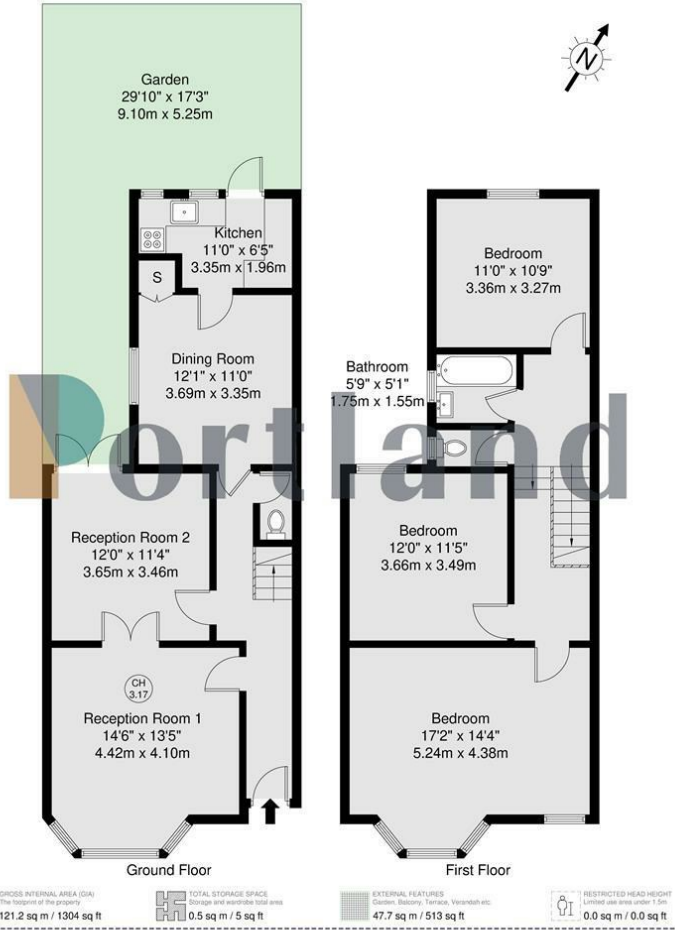
Upstairs are three excellent rooms, none of which are compromised for space and with the master bedroom positioned with this bay window of the property.

Fortune Gate is positioned within the hub of Harlesden. This is positioned on a one way street allowing for less traffic, and residents permits are available. Commuters will benefit easy access to Harlesden Station and dog walkers will adore the every popular rolling green space of Gladstone Park.

- Three Bedroom Victorian Terrace
- Totalling Nearly 1400sqft
- Vacant Possession And In Need Of Improvement
- Possibility To Extend To The Rear & Loft Subject To Usual Consents
- Private Garden
- Bay Window
- Popular Residential Road
- Kitchen To The Rear







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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(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	