



2 Bedroom  
Donnington Road, NW10

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

£650,000  
Freehold



Offered to the market is an excellent Two Bedroom Freehold House, with off street parking and stunning private garden.

The Laurels is a private development tucked off the desirable Dobree Estate. Prospective buyers can expect to find a recently renovated kitchen, fully fitted and with all the expected appliances. To the rear of the property is a wonderful wide dining/living room with gorgeous patio doors onto the private south facing garden. Upstairs, buyers will find two good sized bedrooms and family bathroom. There is also storage, and an expansive boarded loft offering future potential to develop subject to the usual consents.

Off street parking is also available, a rarity in this location.

This wonderful family home is positioned brilliantly with an abundance of transport nearby, North West London's gem which is Roundwood Park is a short stroll away, and Willesden Sports Center is very close by.

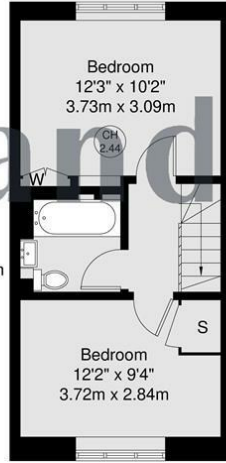
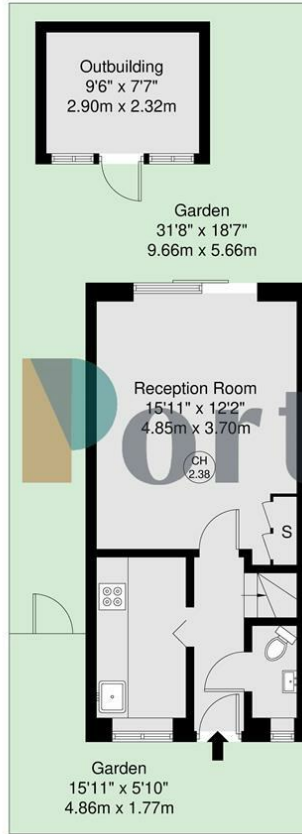
- Two Bedroom Freehold House
- Private Garden
- Off Street Parking
- Living-Dining Room With Access To Garden
- Moments From Roundwood Park
- Willesden Sports Centre A Short Walk Away
- An Abundance Of Storage
- Popular Private Residential Location











<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 61.7 sq m / 664 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 1.1 sq m / 11 sq ft	<b>EXTERNAL FEATURES</b> Closers, Balcony, Terrace, Verandah etc. 63.2 sq m / 680 sq ft	<b>RESTRICTED HEAD HEIGHT</b> 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

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
(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>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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		