



3 Bedroom
Ilex Road, NW10

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

£500,000
Freehold

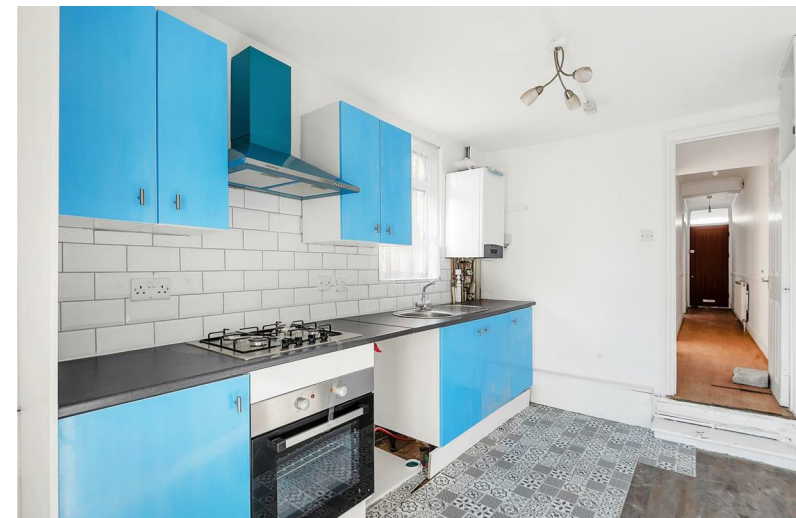
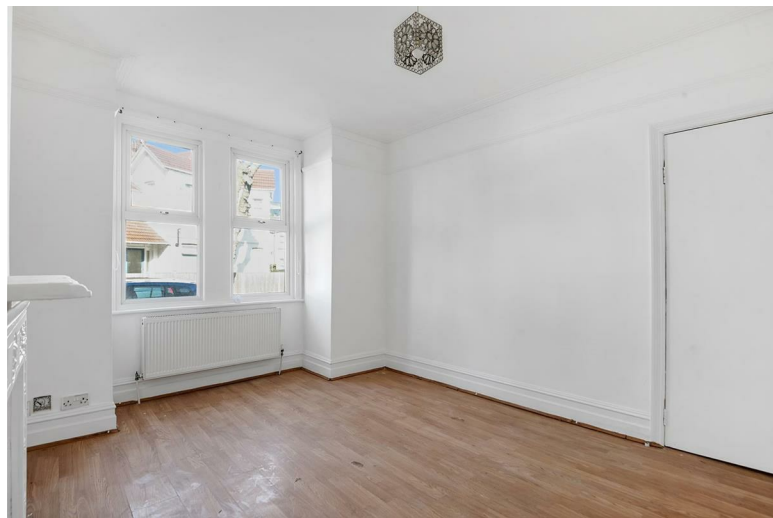
Spanning nearly 1000sqft is a 3 Bedroom terrace house in Harlesden.

On the ground floor buyers can expect to find two reception rooms, and a kitchen to the rear. There is an excellent private garden stretching 47ft to the south. Upstairs are three good sized rooms and a family bathroom.

The property requires updating – allowing a prospective buyer to create their dream home and make something fantastic.

Ilex Road is a 16min walk to Harlesden Station (Bakerloo, Underground) a 16min walk to Neasden Station (Jubilee) as well as having the bustling High Street and rolling greenery of Roundwood Park a short stroll away.

- Three Bedroom Freehold House
- Needing Modernisation
- Private South Facing Garden
- Potential To Extend (STP)
- Nearly 1000sqft Of Accomadation
- Close To Roundwood Park
- Moments From Transport
- Excellent Investment Or First Time Purchase
- Corporate Instruction So Some Information May Not Be Available

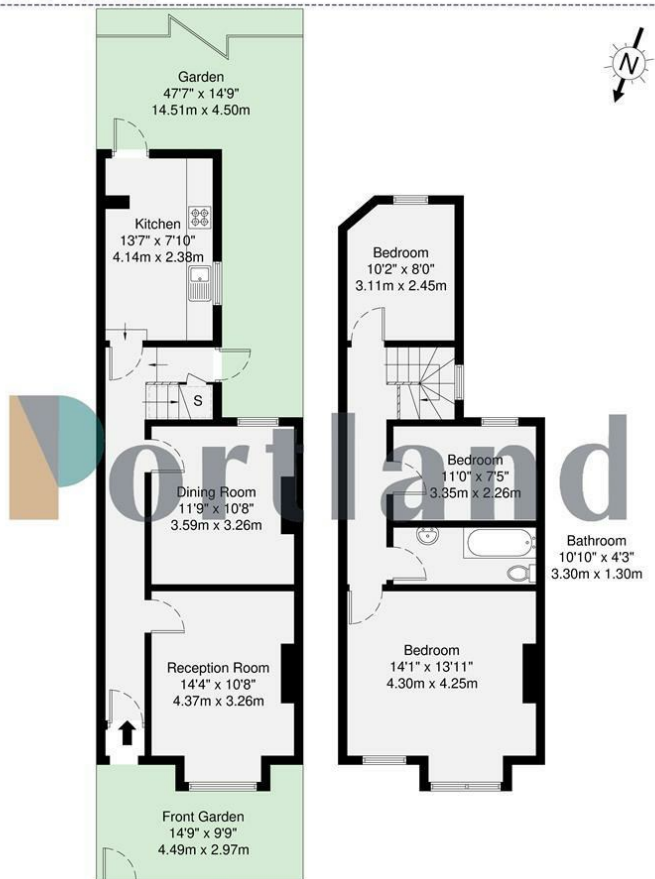




Portland

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GROSS INTERNAL AREA
92.5 sq m / 995 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
92.5 sq m / 995 sq ft

TOTAL STORAGE SPACE
Storage and available total area
0.5 sq m / 5 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
78.6 sq m / 846 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.

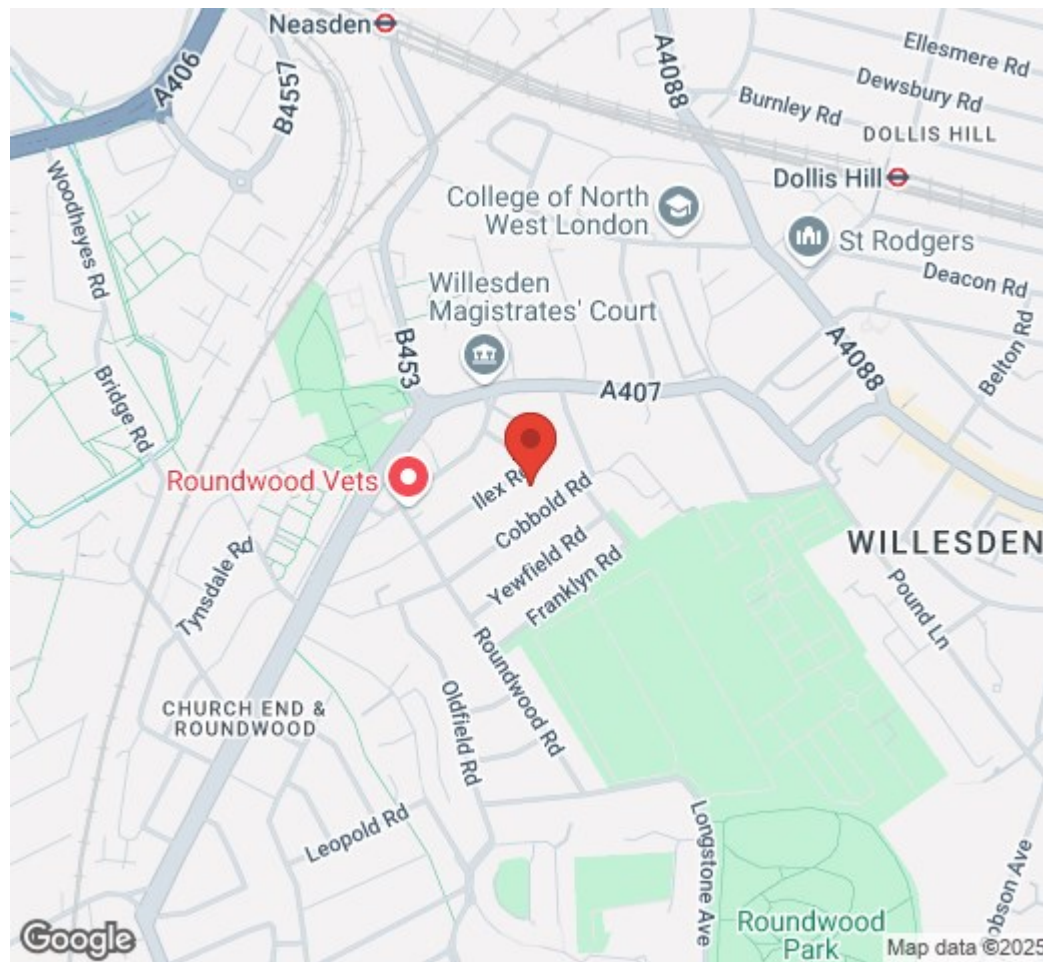


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Energy Efficiency Rating

	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	

Environmental Impact (CO₂) 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	

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.