



2 Bedroom
Blenheim Gardens, NW2

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

£925,000
Leasehold – Share of Freehold

Occupying the ground floor of a grand Victorian house, is a stunning garden flat with unrivalled ceiling height in stunning condition.

With it's grand proportions immediately felt in effect upon entry, buyers will be greeted with original wooden floors and gorgeous corning. The master bedroom is 18ft long allowing for an abundance of space for storage and the bay window floods the room with natural light. There is a second double bedroom with garden views and an ensuite. The kitchen is fully fitted and offers an island which over looks the reception area boasting charming original features such as the fireplace and marble mantel.

This living room has stunning French doors going onto a bright conservatory-dining area which then opens up onto the 65ft west facing private garden.

Within the garden is a paved patio area perfect for alfresco dining in the summer, and a large chalet style outbuilding with electrics which could be used as a home office, gym or guest bedroom.

Our clients have lived here for 8 years and perfectly described their the garden as one of a kind – "a tranquil oasis from the hustle of the city, perfect for relaxing listening to the birds or hosting guests in the summer sun"

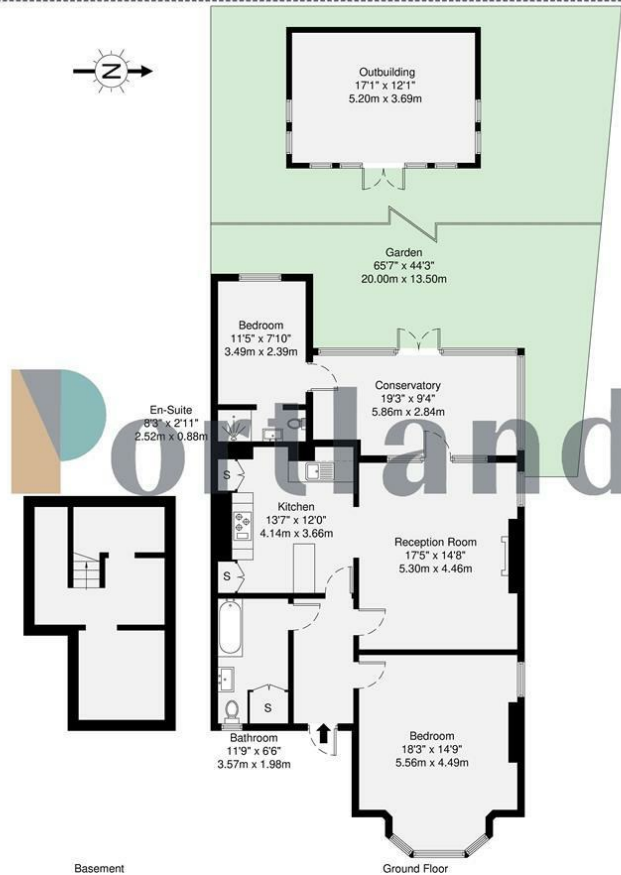
This property is being sold with a long underlying lease of 999 years on completion, along with a share of the freehold. There is a possibility the freehold will also be available for purchase. Please call us for more information.

Blenheim Gardens is a charming treelined residential road, which boasts not just gorgeous Victorian townhouses with stunning architecture, but also excellent access to the Jubilee Line and the charming Walm Lane with it's eateries and shops.

- A stunning two bedroom garden flat within the heart of Willesden Green
- Glorious ceiling height
- Private 64 foot mature west facing garden
- Exceptional master bedroom with bay window
- Abundance of room for storage – including a cellar
- Fitted out building perfect for a home office or a guest bedroom
- Original features scattered throughout from fireplaces to ceiling roses
- Two bathrooms, one of which is ensuite
- Off street parking
- Prime position with both shops and station just a short stroll away







GROSS INTERNAL AREA (GIA)
The footprint of the property.
107.9 sq m / 1161 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.9 sq m / 20 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
270 sq m / 2906 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	