



4 Bedroom
Lydford Road, NW2

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

£1,350,000
Freehold

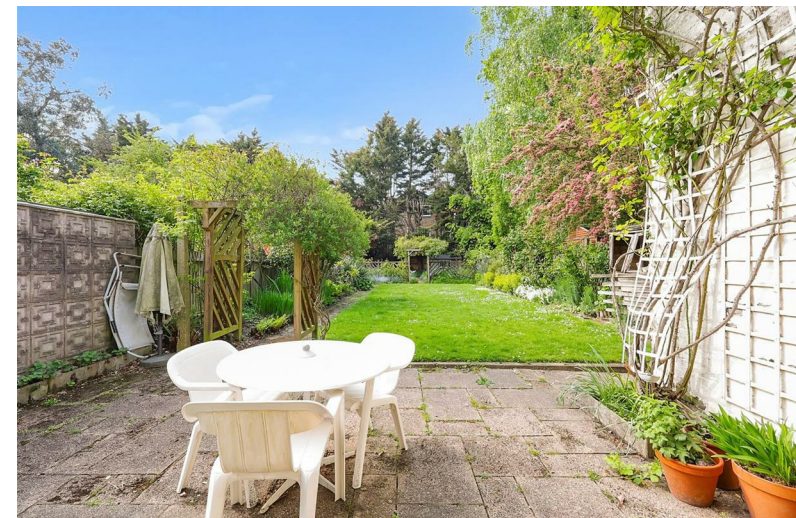
Boasting an impressive 91ft private garden is a charming semi-detached house with excellent potential.

Lydford Road is nestled behind greenery and offers off-street parking for the prospective buyer. On the ground floor is a large entrance hallway and a very bright reception room to the right. Immediately, the abundance of light this property offers is noticeable. There is a gorgeous second reception room with incredible green views from the bay window, a separate kitchen, larder and dining room all on this floor. Upstairs are Three well proportioned rooms, one of which boasts stunning mid-century built in storage. There is a family bathroom with separate w/c and also a utility room with shower and w/c which could easily be converted to a fourth bedroom should you wish. The loft has been converted and has a charming single bedroom and storage room. What is arguably the most impressive feature is the exceptional garden. Being a total of 91ft long, the new occupiers will enjoy the privacy and tranquil feel of this space.

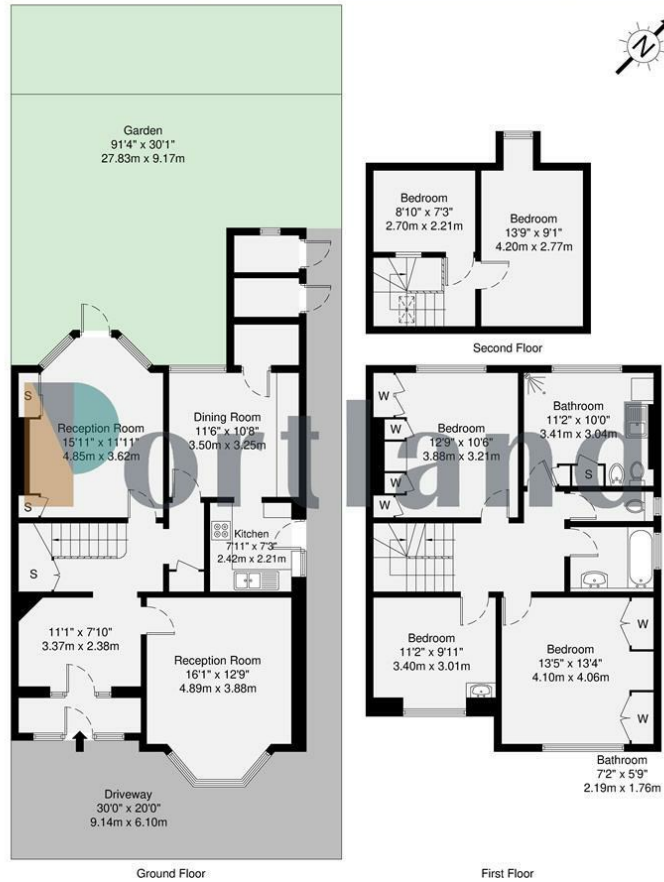
Having been in the same ownership for 74 years, this is a rare opportunity to purchase a long lasting home perfect for growing families. There is some modernisation required and this gives buyers the ability to add their own stamp and creative flair to the property.

Lydford Road is included within the Mapesbury Conservation Area, a pocket of NW2 with wide tree-lined roads and stunning architecture. The ever popular Mapesbury Dell is a short stroll away, and Willesden Green Station (Jubilee) along with the plethora of shops and eateries on Walm Lane are also just round the corner.

- 91 foot long private garden
- Four-five bedroom semi-detached house
- Off street parking
- Stunning original features
- Opportunity to renovate and extend subject to necessary consents and permissions
- A short stroll from Willesden Green station
- Envious position within the Mapesbury Conservation Area
- Incredible family home
- Built in 1902 with only two owners since new







GROSS INTERNAL AREA (GIA) The footprint of the property. 179.5 sq m / 1932 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area. 5.6 sq m / 60 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 310.6 sq m / 3343 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m. 0.0 sq m / 0.0 sq ft
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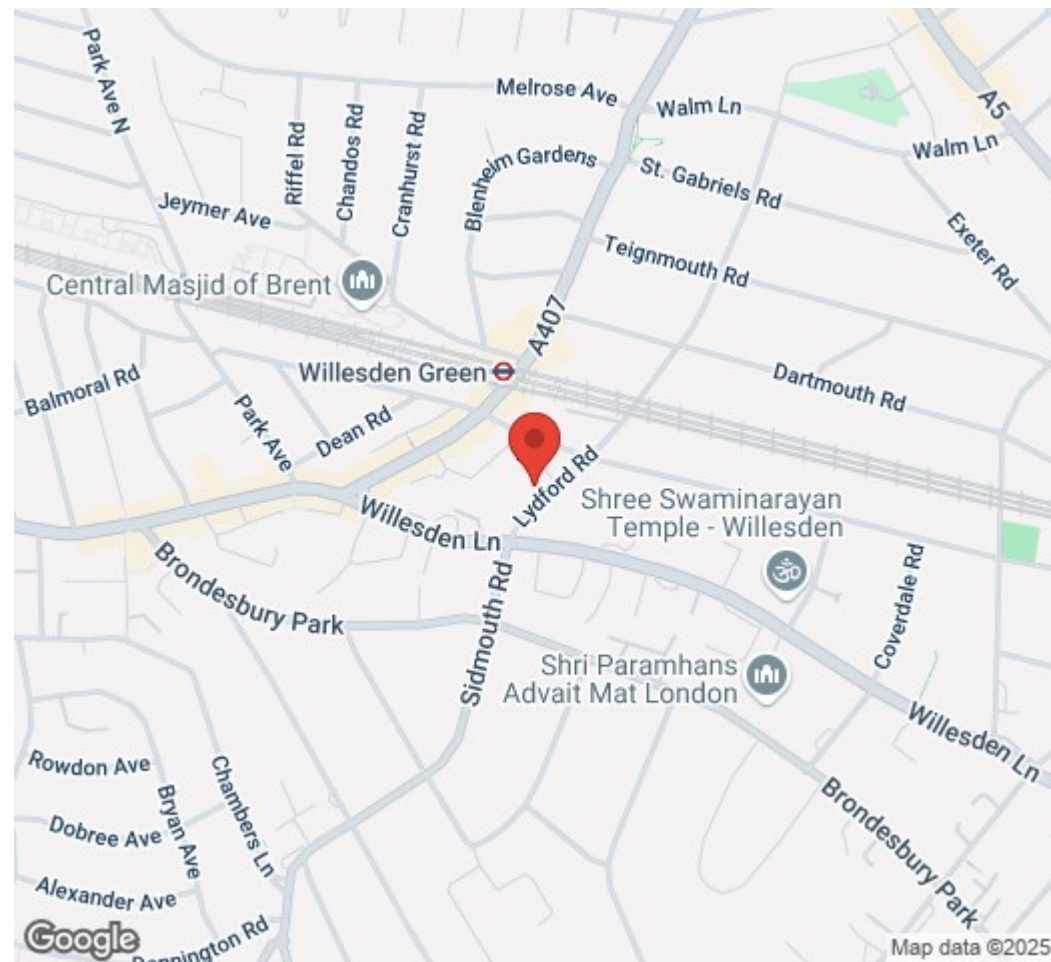
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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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	