



4 Bedroom
Rutland Park, NW2

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

£675,000
Leasehold

Tucked discretely behind Walm lane is a Victorian mansion flat spanning over 1200 square foot of accommodation.

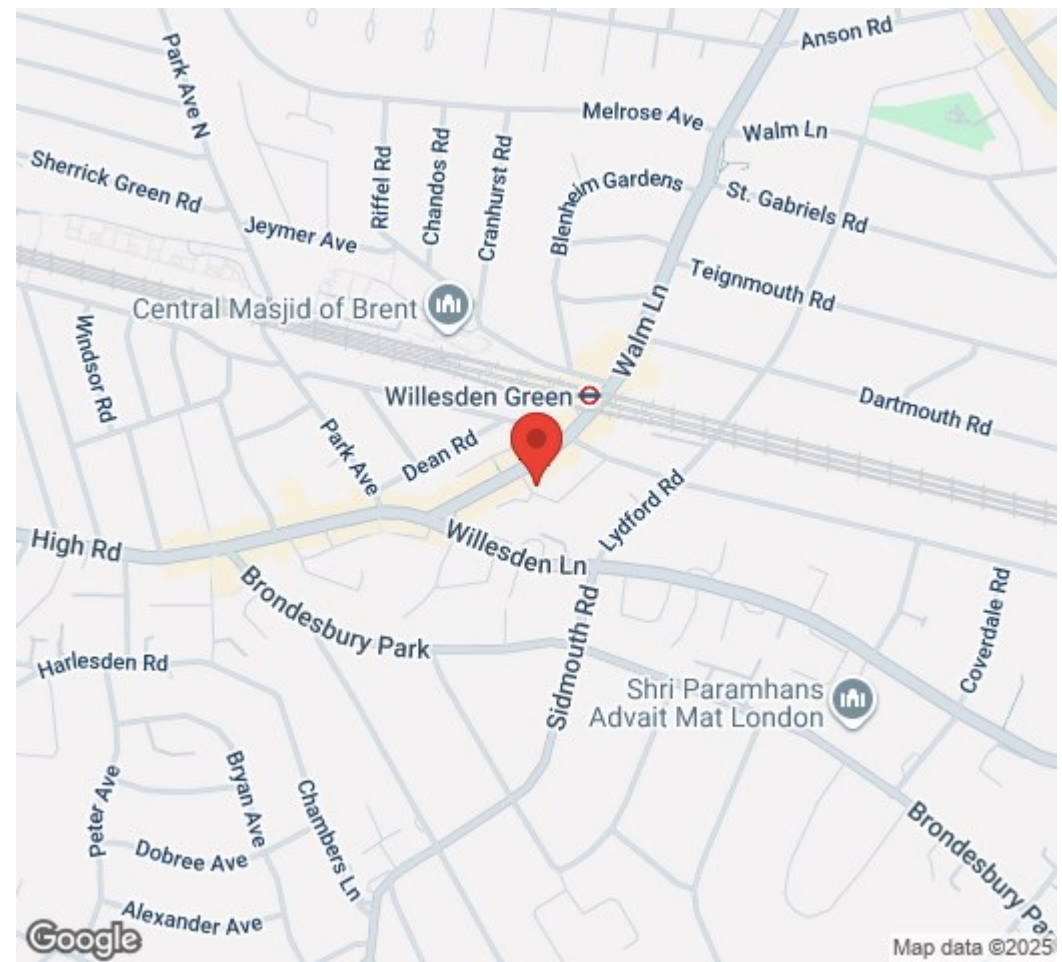
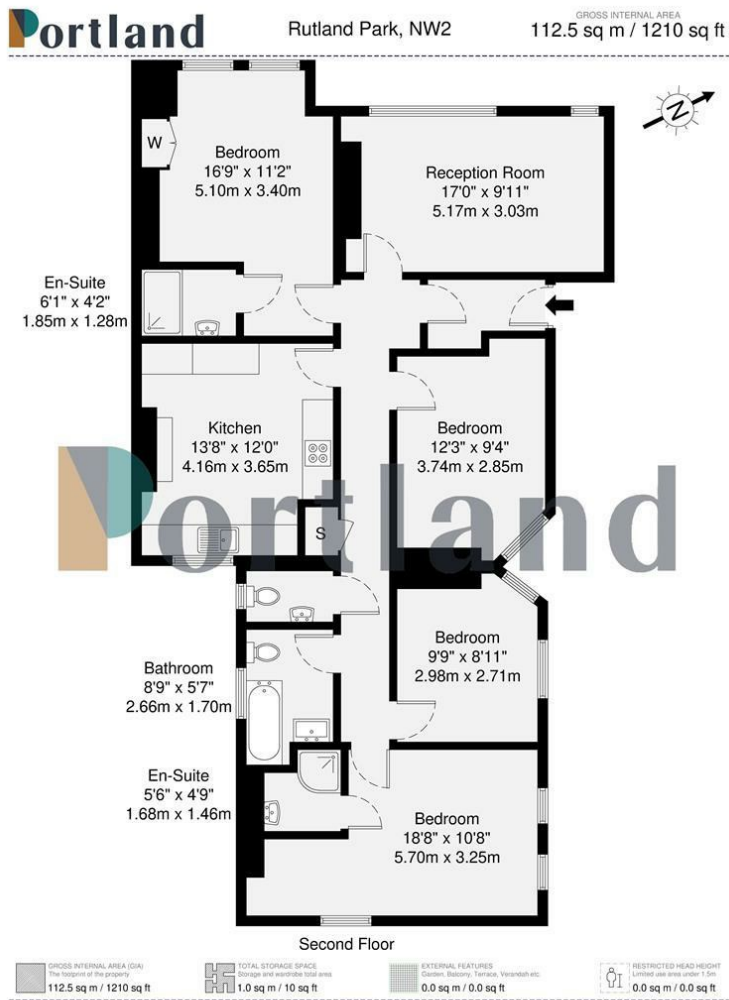
Rutland Park is one of Willesden Green's most desired roads. Positioned on the second floor and flooded with natural light is a large apartment perfect for investors or owner occupiers. There is currently a license for a 5 bedroom HMO, however subject to the necessary consents the property could create a wonderful family home.

This property is a 2 min walk to Willesden Green Station (Jubilee) and also a short stroll from the ever popular rolling space of Willesden Green.

- Over 1200sqft in one of NW2's best roads
- Tucked neatly behind the bustling high street
- Currently a licensed HMO
- Treelined Victorian street
- Rarely available mansion flat
- Over 1200 square foot of space
- Flooded with natural light
- Separate kitchen
- Perfect for investors and owner occupiers alike
- 4 bathrooms







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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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC