



2 Bedroom
Walm Lane, NW2

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

Asking Price £690,000
Leasehold – Share of Freehold

Boasting ceilings over three metres high and a 98ft private garden, this stunning garden flat is positioned in the heart of the Mapesbury Conservation Area.

A truly rare find, this wonderful family apartment is filled with gorgeous original features and period charm. Set within a large detached Victorian house, the conversion occupies the east side of the ground floor. At the front is the spacious principal bedroom, featuring beautiful sash windows and an abundance of built-in storage. Prospective purchasers will be blown away by the exceptionally bright reception room, complete with original fireplace, decorative corning, and tranquil green views through the conservatory onto the nearly 100ft private garden.

Perfect for relaxing and entertaining, the garden offers a canopied, decked section leading to a beautifully maintained lawn flanked by mature flowerbeds — a true oasis in North West London. There is also a patio ideal for dining, and a summerhouse with electricity.

All arranged over one floor, the property includes a separate fully fitted kitchen, a family bathroom, and a second bedroom.

This stretch of Walm Lane is arguably one of the most sought-after roads in NW2. Within the Conservation Area, the stunning Victorian architecture and wide, tree-lined roads are protected for generations to come. These properties are well set back from the road and slightly wider than their neighbours, offering grander proportions and off-street parking. The ever-popular Mapesbury Dell is just a short stroll away on Hoveden Road, with both Willesden Green and Kilburn stations (Jubilee Line) right around the corner.

- Incredible 94ft long private garden
- Exceptional finish throughout
- A stones throw from the ever popular Mapesbury Dell
- Exceptional ceiling height – Over three meters
- Large Victorian detached conversion
- Off street parking
- A moments walk from both Kilburn and Willesden Green Stations
- Perfect space for entertaining
- Bright conservatory
- Stunning primary bedroom with excellent storage



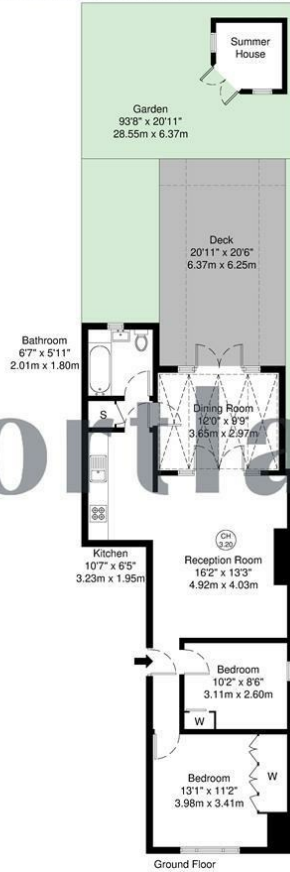


Portland

Walm Lane, NW2

GROSS INTERNAL AREA
69.5 sq m / 748 sq ft
SUMMER HOUSE
3.1 sq m / 33 sq ft

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GROSS INTERNAL AREA (GIA)
The footprint of the property
69.5 sq m / 748 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.1 sq m / 33 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
221.4 sq m / 2383 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	71

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.