



2 Bedroom
Litchfield Gardens, NW10

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

Asking Price £465,000
Leasehold – Share of Freehold

Offered to the market in outstanding condition, this recently refurbished, two bedroom flat with private garden is a must-see.

Set within a beautiful Victorian conversion on Litchfield Gardens, the property combines period character with modern comforts. Located on a peaceful residential road, it enjoys easy access to both Dollis Hill and Willesden Green Tube Stations, as well as a wide range of local shops, cafés, and restaurants.

Inside, buyers will be immediately struck by the high ceilings, abundant natural light, and elegant features throughout. The spacious master bedroom boasts shuttered windows and a stunning period fireplace, while the second bedroom provides versatility as a guest room, nursery, or home office. A contemporary family bathroom sits off the hallway, alongside a modern fitted kitchen with direct access to the garden.

To the rear, the bright reception room opens onto a delightful, private south-west facing garden – perfect for relaxing, dining, and entertaining outdoors.

The property is offered with vacant possession and benefits from a Share of the Freehold.

- Beautiful Two Bedroom Garden Flat
- Recently Refurbished Throughout
- Separate Modern Kitchen
- Family Bathroom
- Bright Reception Room With Direct Access to South-West Facing Garden
- Close to Transport Links
- Share of Freehold

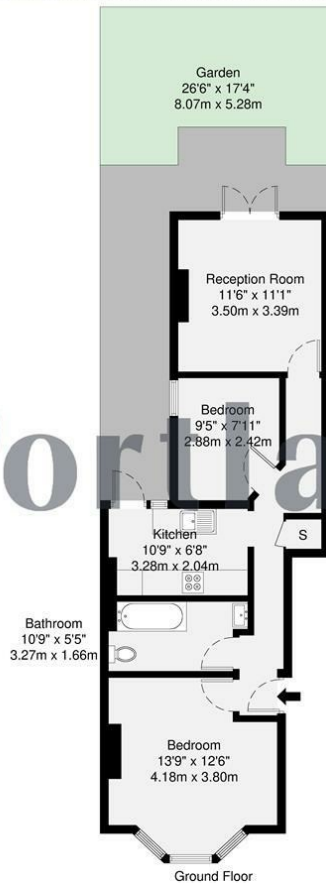




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GROSS INTERNAL AREA
56 sq m / 602 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
56 sq m / 602 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.6 sq m / 6 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
51.4 sq m / 553 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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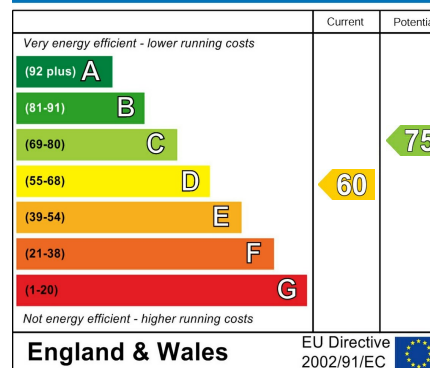
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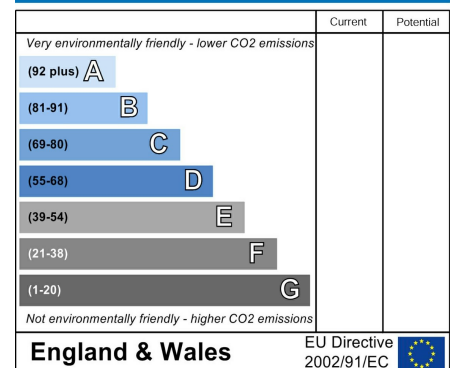
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.