



2 Bedroom
Litchfield Gardens, NW10

 **Portland**
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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.

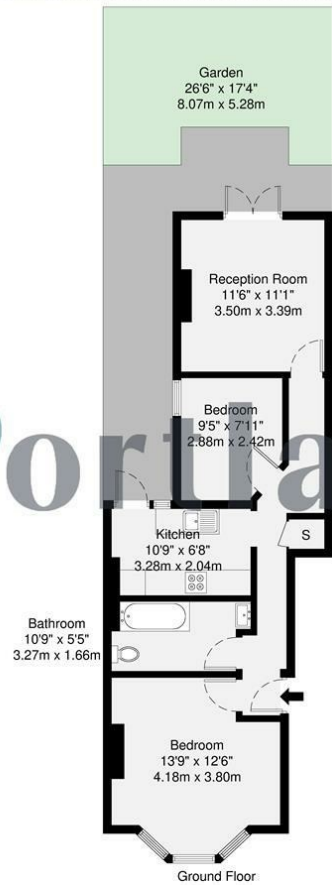
To the rear, the bright reception room opens onto a delightful, private south-west facing garden – perfect for relaxing, dining, and entertaining outdoors.

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







GROSS INTERNAL AREA (GIA) The footprint of the property	TOTAL STORAGE SPACE Storage and wardrobe total area	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
56 sq m / 602 sq ft	0.6 sq m / 6 sq ft	51.4 sq m / 553 sq ft	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	75

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	