



3 Bedroom
Woodhey Road, NW10

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

Offers In Excess Of £400,000
Freehold

Exceptional buy to let opportunity. Offered to the market chain free and with vacant possession is a freehold three bedroom house in NW10.

On the ground floor buyers can expect to find a bright front reception room, dining room, family bathroom and modern separate kitchen. There is also a private paved garden. Upstairs are two large bedrooms, and a single bedroom.

For commuters, Willesden Junction (Bakerloo Line & Overground) and Harlesden Station provide quick and convenient access to Central London, Paddington, and Euston, while the nearby North Circular (A406) connects easily to the M1 and M40 for routes out of the city.

- Three bedroom Victorian House
- Freehold
- Chain free
- Excellent investment
- Private paved garden
- Recently fitted kitchen
- Residents parking available
- Excellent access to the North Circular







GROSS INTERNAL AREA (GIA)
The footprint of the property
76 sq m / 818 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.2 sq m / 23 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
33.3 sq m / 358 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.

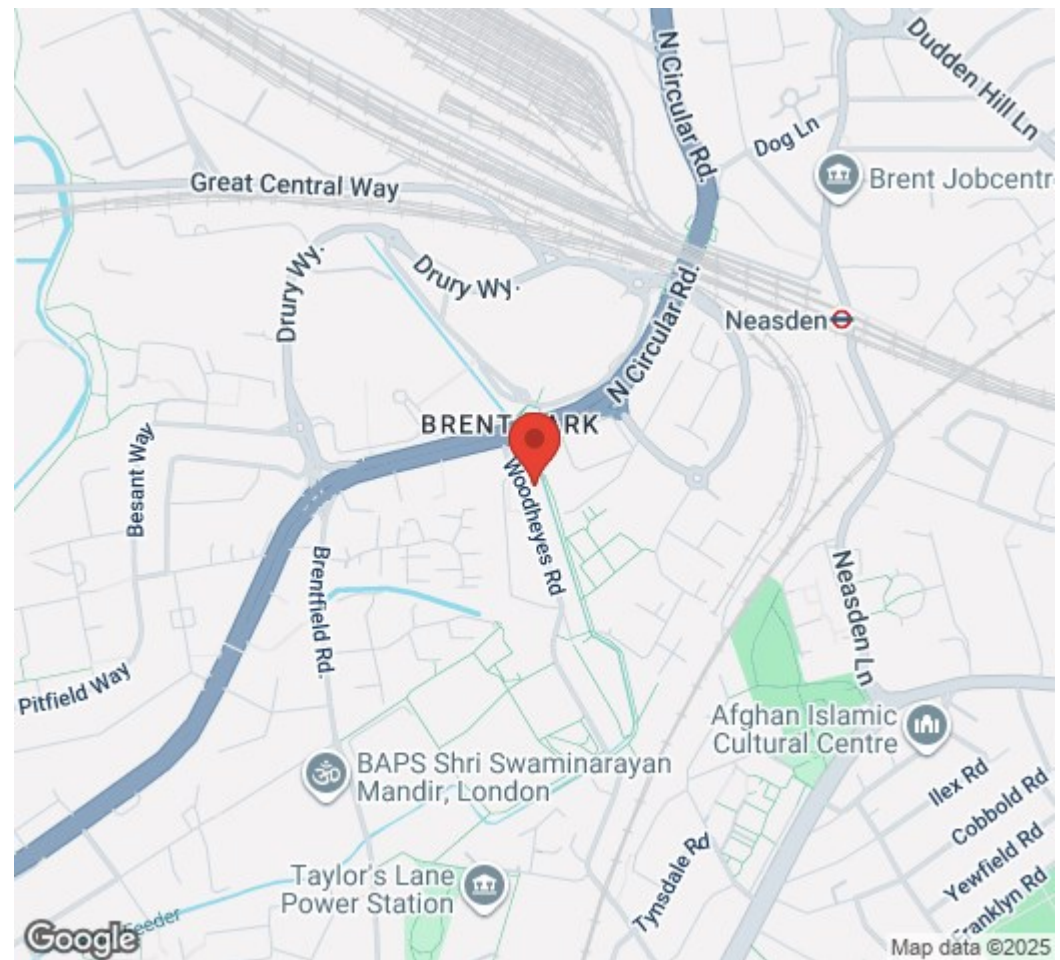


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Energy Efficiency Rating

	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	84

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	