



3 Bedroom
Fordwych Road, NW2

 **Portland**
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Asking Price £650,000
Leasehold – Share of Freehold

Proudly introducing this impressive three-bedroom garden apartment, occupying the ground floor of an attractive period residence on the highly desirable Fordwych Road.

This home effortlessly combines period character and contemporary comfort. From the striking original stained-glass front door to the generous ceiling heights throughout, the property immediately conveys a sense of charm and proportion.

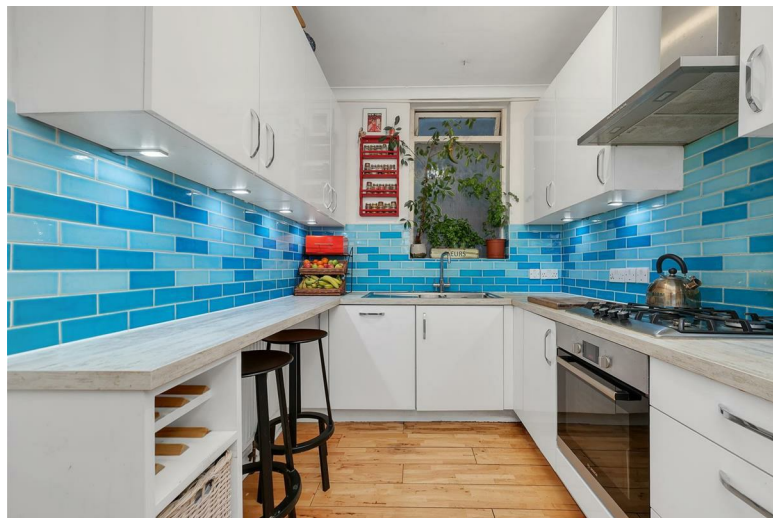
Thoughtfully designed shelving reaches from floor to ceiling, offering both practicality and architectural interest, while the beautifully refurbished feature fireplace provides an elegant focal point to the main reception room. The bay window enhances the sense of space and draws in an abundance of natural light, creating a bright and welcoming living environment.

The kitchen has been carefully curated with style and quality in mind. Featuring bespoke handmade tiling and premium finishes, it offers a sophisticated yet highly functional setting for everyday living and entertaining alike. Both the principal bathroom and en-suite have been finished to a sleek, contemporary standard, providing a tasteful contrast to the property's period detailing. Each of the three bedrooms enjoys excellent natural light, with the second bedroom opening directly onto the private rear garden via French doors — a wonderful extension of the living space and perfect for warmer months.

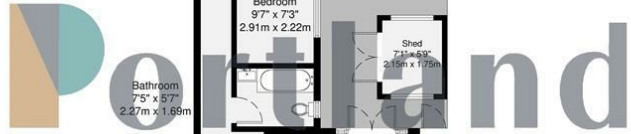
Fordwych Road is ideally positioned within easy reach of West Hampstead's vibrant mix of cafés, restaurants and independent shops. Kilburn Underground Station (Jubilee Line) and Cricklewood Station (Thameslink/Overground services) are both approximately half a mile away, offering convenient connections across London.

Properties of this style and setting rarely remain available for long. Viewing is highly recommended to fully appreciate all that this charming garden apartment has to offer.

- Three-bedroom ground floor period apartment
- Private rear garden with direct access from bedroom two
- Spacious reception room with bay window and feature fireplace
- Original stained-glass entrance door and retained character features
- High ceilings enhancing light and sense of space
- Bespoke kitchen with handmade tiling and quality finishes
- Contemporary family bathroom plus modern en-suite
- Excellent natural light throughout
- Situated on the sought-after Fordwych Road
- Approximately 0.5 miles to Kilburn (Jubilee Line) and Cricklewood (Thameslink/Overground) stations







GROSS INTERNAL AREA (GIA) The footprint of the property 81.9 sq m / 881 sq ft	TOTAL STORAGE SPACE Storage and washable total area 1.6 sq m / 17 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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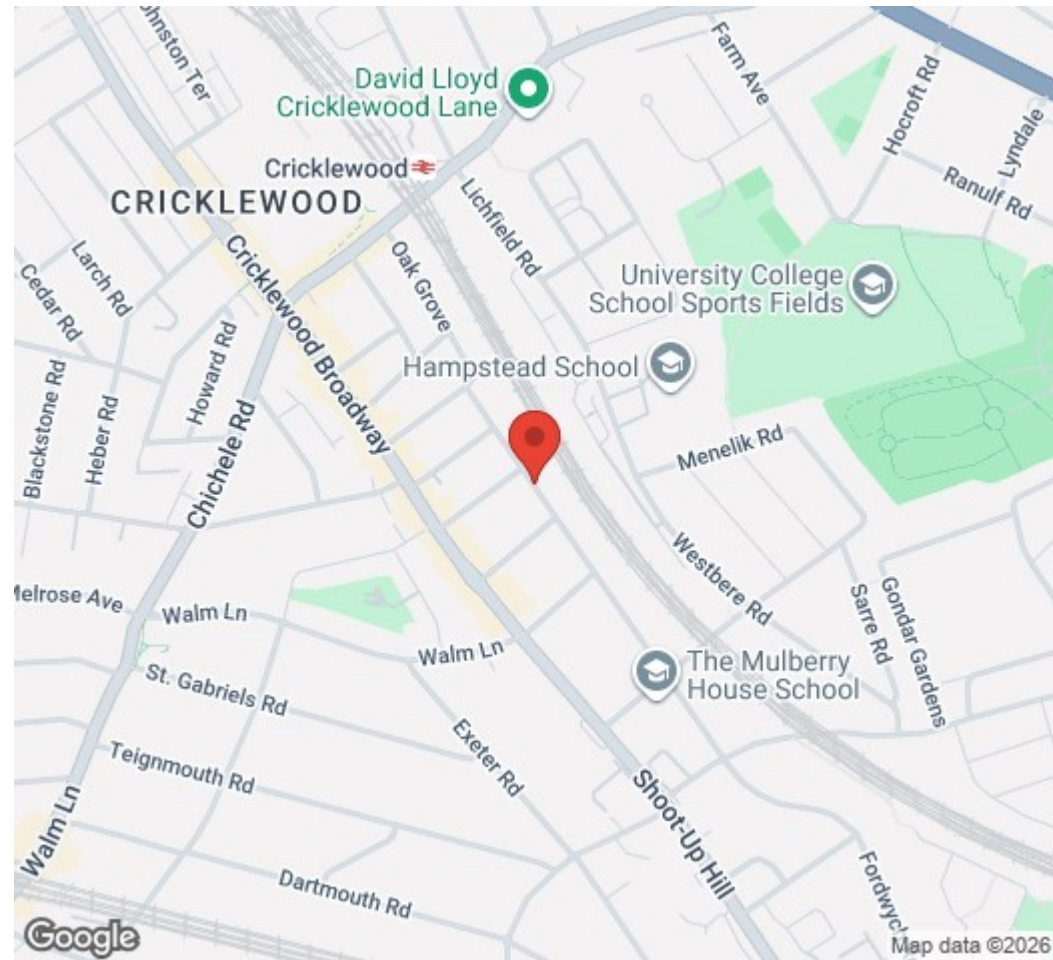
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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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			
		58	72
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		