



Lampards

lampards.co.uk  
0208 208 0055  
info@lampards.co.uk

157 Sandgate Road,  
Queens park  
W8 6 6RD

VPS  
Secured by VPS  
0330 005 5300  
www.vpsgroup.com

# Balmoral Road, London, NW2

Offers Over £600,000

🛏 3 🚿 2 🚗 2



## Balmoral Road, NW2

A freehold house currently arranged as two self contained flats, offering clear potential to be reinstated as a single family home, while also presenting an attractive opportunity for investors seeking to enhance and maximise rental yield, subject to the necessary consents.

The property is unmodernised throughout and provides a blank canvas for a purchaser to create a home to their own specification or to rework the existing layout. The current arrangement offers flexibility, whether retained and improved as two units or reconfigured back into a single dwelling.

The overall footprint offers good proportions and a strong foundation for refurbishment, with scope to improve both layout and finish in line with individual requirements.

Balmoral Road is conveniently positioned for local amenities and transport, with Willesden Green Station on the Jubilee line (Zone 2) within easy reach, providing quick and straightforward access into Central London.

Offered for sale as a freehold interest and available with no onward chain.



# Lampards

Balmoral Road, NW10  
Total Area: 100.7 sq. ft. (101.17 including garden)



- Freehold house currently arranged as two flats
- Opportunity to enhance and maximise rental yield
- Scope for full refurbishment and reconfiguration
- Well proportioned accommodation
- Quick access into Central London
- Potential to reinstate as a single family home, subject to consent
- Unmodernised throughout
- Flexible layout suited to a range of uses
- Close to Willesden Green Station (Zone 2 Jubilee line)
- Offered with no onward chain

