



3 Bedroom
Burns Road, NW10

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

Asking Price £600,000
Freehold

A rare opportunity to acquire a spacious terraced home in a sought-after residential pocket of NW10. Offering over 1,300 sq. ft. of internal space, this substantial property provides the perfect canvas for buyers to put their own stamp on and create a stylish family home.

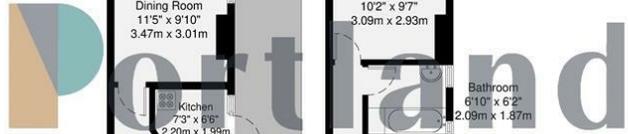
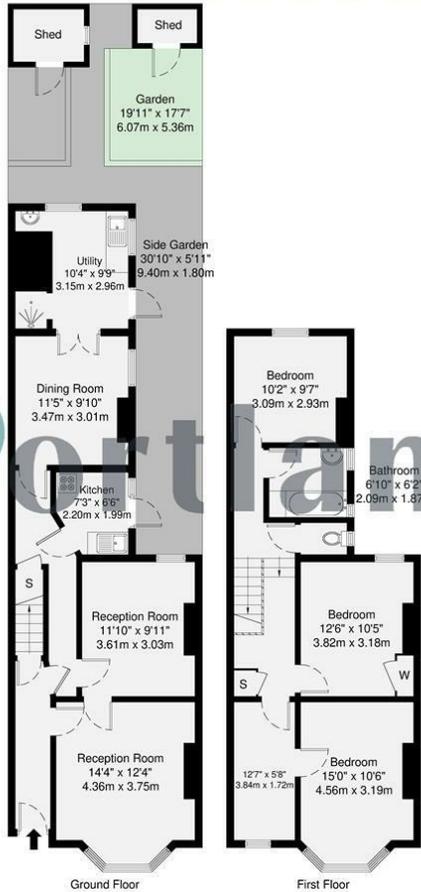
The ground floor comprises three versatile reception rooms, a separate kitchen, and utility space, while the first floor offers three well-proportioned bedrooms and a family bathroom. The private garden with two storage sheds further enhances the appeal.

With both Willesden Junction and Harlesden stations just a short walk away, residents benefit from excellent connectivity via the Bakerloo Line, London Overground, National Rail, and multiple bus routes. This home is ideal for those seeking a project with scope to add value in a well-connected, family-friendly location.

- Substantial Family Home
- Extending To 1300sq ft
- Three Reception Rooms
- Utility Room
- Separate Kitchen
- Three Good Size Bedrooms
- Family Bathroom
- Rear Garden With Storage
- Good Local Transport Links
- In Need Of Refurbishment







GROSS INTERNAL AREA (GIA)
The footprint of the property
121.3 sq m / 1305 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.9 sq m / 9 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
49.5 sq m / 532 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			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		