



3 Bedroom  
Balmoral Road, NW2

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

Asking Price £675,000  
Freehold

Offered to the market is a charming three bedroom terrace house on a popular residential road in Willesden Green.

With excellent ceiling height and wide rooms, this home is perfect for those looking for a long lasting family home which they can add their own stamp too. Downstairs are three reception rooms and the family kitchen. The 29ft garden can be accessed either through the second reception room or dining room. Upstairs, are three double rooms and a bathroom.

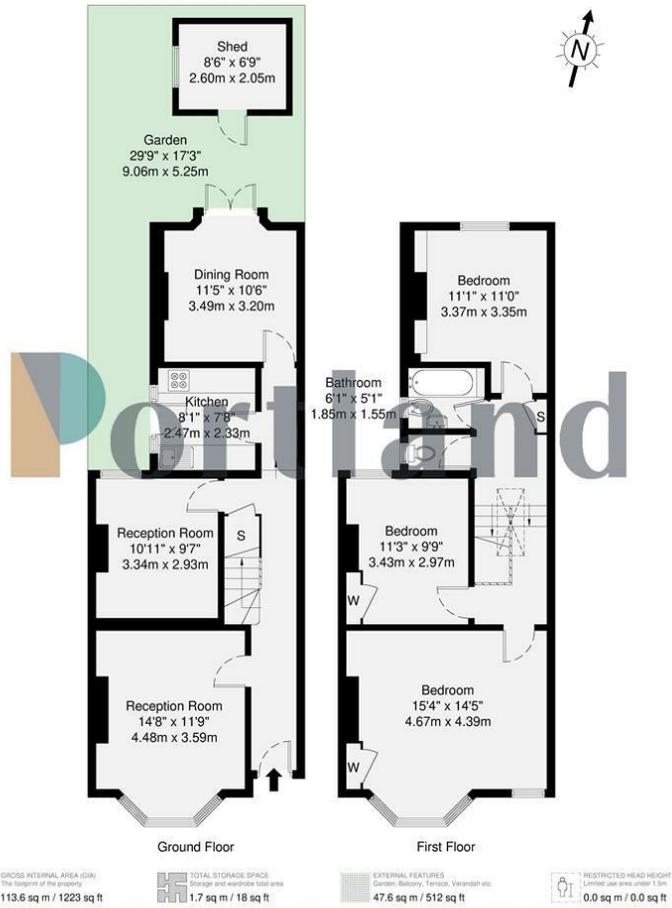
This property is perfectly positioned on Balmoral Road looking down Lechmere Road, allowing for an open view of the Victorian architecture from the front rooms. This property does require renovation, and also offers the opportunity to extend upwards and on the ground floor (subject to necessary consents).

Balmoral Road is a tree lined residential street in a popular pocket of Willesden Green. The ever popular Gladstone Park can be found a short stroll away, with the amenities of Willesden Green also just on your doorstep. The closest station is less then 10mins walk away – Willesden Green (Jubilee) offering excellent access to the West End and Canary Wharf.

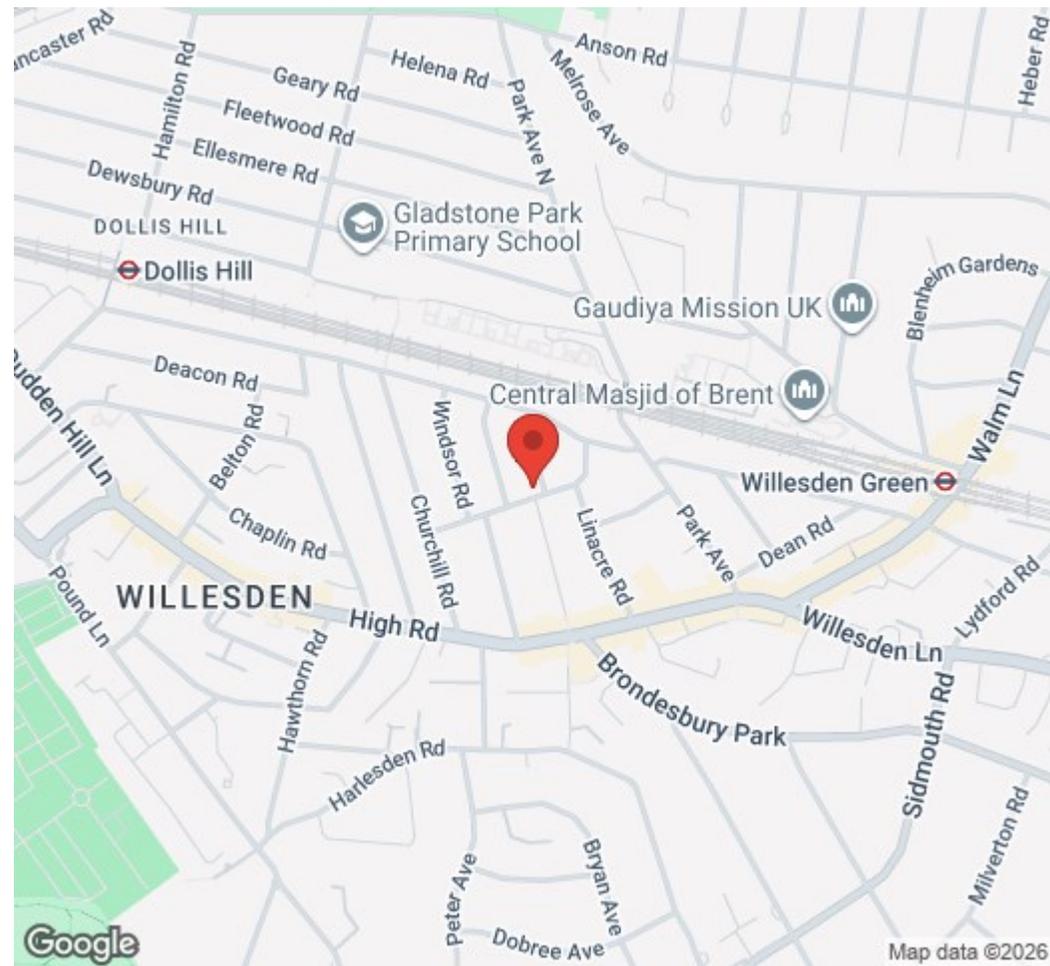
- Three bedroom Victorian terrace
- Requires modernisation
- Charming original features
- Private garden
- Residents permit parking
- Bright bay windows
- Positioned looking down Lechmere Road
- Wonderful family home
- Freehold
- Chain free







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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	