



2 Bedroom  
Walm Lane, NW2

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

Offers In Excess Of £650,000  
Leasehold – Share of Freehold

Boasting ceilings over three metres high and a 98ft private garden, this stunning garden flat is positioned in the heart of the Mapesbury Conservation Area.

A truly rare find, this wonderful family apartment is filled with gorgeous original features and period charm. Set within a large detached Victorian house, the conversion occupies the east side of the ground floor. At the front is the spacious principal bedroom, featuring beautiful sash windows and an abundance of built-in storage. Prospective purchasers will be blown away by the exceptionally bright reception room, complete with original fireplace, decorative cornicing, and tranquil green views through the conservatory onto the nearly 100ft private garden.

Perfect for relaxing and entertaining, the garden offers a canopied, decked section leading to a beautifully maintained lawn flanked by mature flowerbeds — a true oasis in North West London. There is also a patio ideal for dining, and a summerhouse with electricity.

All arranged over one floor, the property includes a separate fully fitted kitchen, a family bathroom, and a second bedroom.

This stretch of Walm Lane is arguably one of the most sought-after roads in NW2. Within the Conservation Area, the stunning Victorian architecture and wide, tree-lined roads are protected for generations to come. These properties are well set back from the road and slightly wider than their neighbours, offering grander proportions and off-street parking. The ever-popular Mapesbury Dell is just a short stroll away on Hoveden Road, with both Willesden Green and Kilburn stations (Jubilee Line) right around the corner.

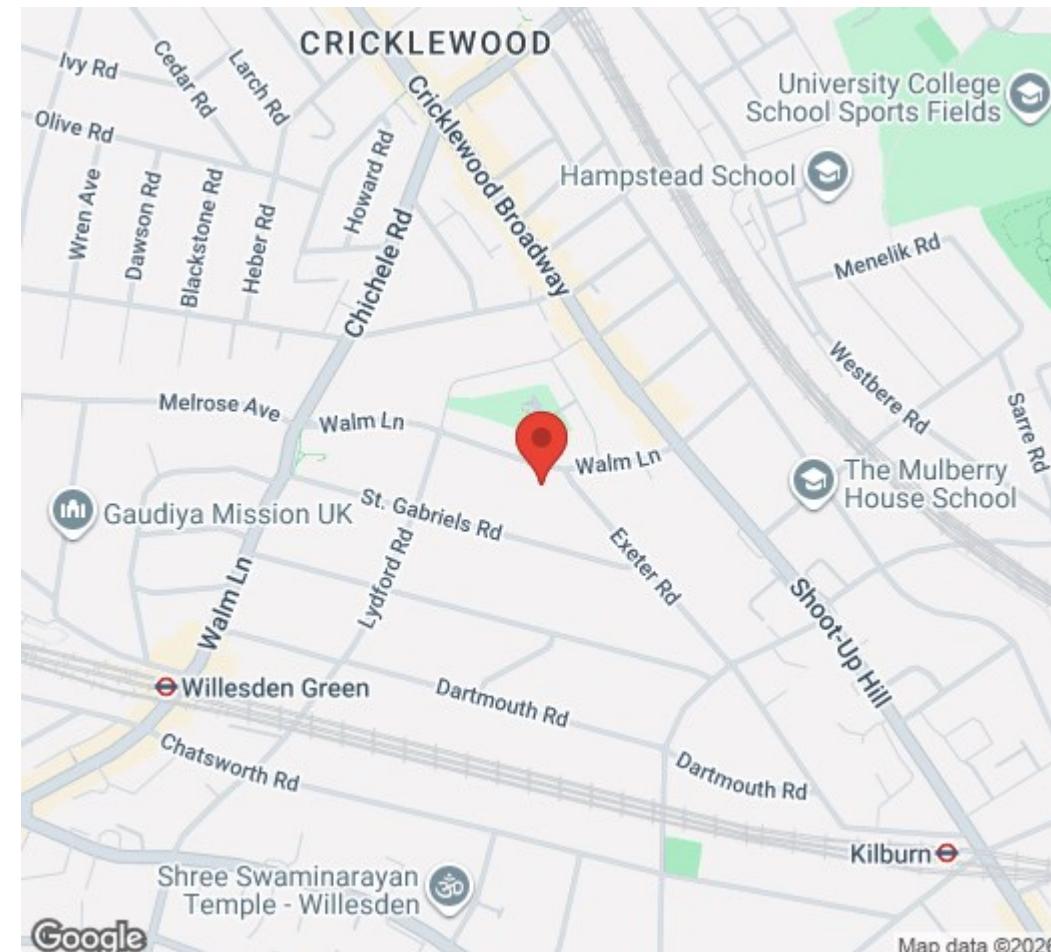
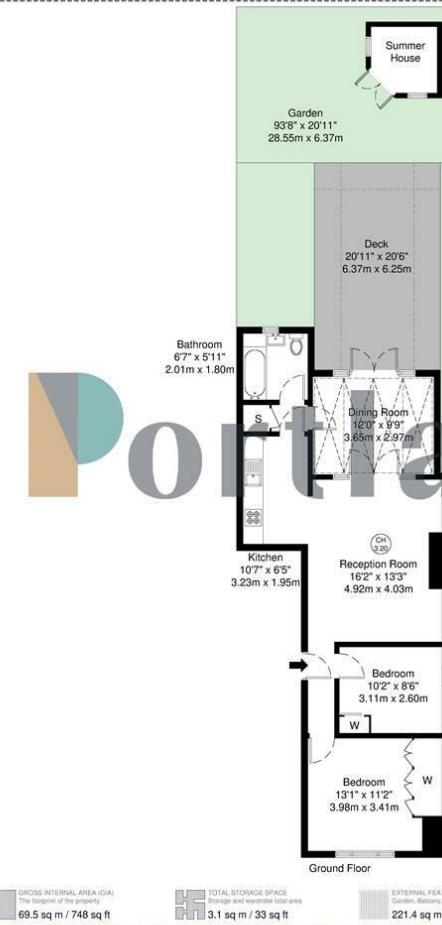
- Incredible 94ft long private garden
- Exceptional finish throughout
- A stones throw from the ever popular Mapesbury Dell
- Exceptional ceiling height – Over three meters
- Large Victorian detached conversion
- Off street parking
- A moments walk from both Kilburn and Willesden Green Stations
- Perfect space for entertaining
- Bright conservatory
- Stunning primary bedroom with excellent storage





Walm Lane, NW2

GROSS INTERNAL AREA  
69.5 sq m / 748 sq ft  
SUMMER HOUSE  
3.1 sq m / 33 sq ft



# Portland

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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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC