



3 Bedroom
Anson Road, NW2

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

£900,000
Leasehold – Share of Freehold

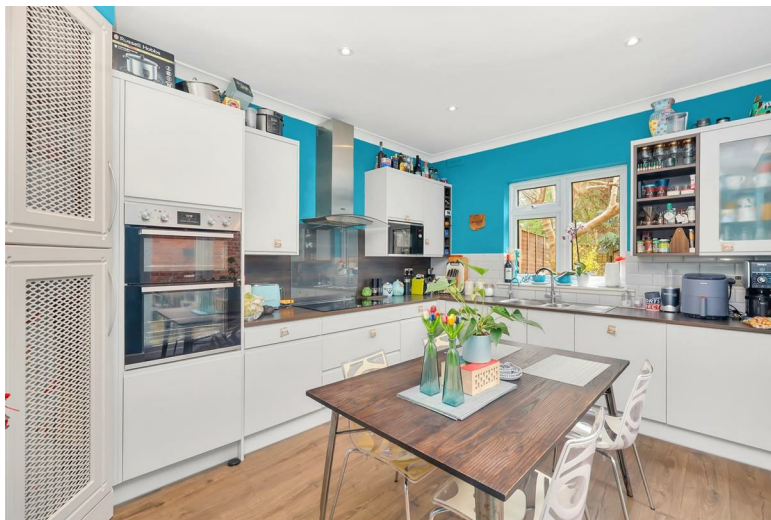
Facing south and occupying the entire ground floor of a detached Victorian house, this stunning three bedroom garden flat will be perfect for families.

Set within the ever-popular Mapesbury Conservation Area, the property immediately impresses with its generous proportions and elegant features. There are three spacious double bedrooms, all boasting exceptional ceiling heights of over 3 metres, with the principal bedroom further enhanced by an en-suite. The bright and airy south-facing reception room offers ample space for both living and dining, with charming French doors opening directly onto a private 46ft garden. To the rear, a fully fitted eat-in kitchen also enjoys direct access to the garden, creating an ideal layout for modern family living.

Extending to approximately 1,096 sq ft, the property is offered with vacant possession and a share of the freehold. Further benefits include excellent built-in storage throughout and off-street parking.

Anson Road is a sought-after, tree-lined residential street within the heart of the conservation area. The location provides superb transport connections via the Jubilee and Thameslink lines, along with easy access to the open green spaces of Gladstone Park and the charming Mapesbury Dell.

- Off-street parking and excellent storage throughout
- Occupying the entire ground floor of a detached Victorian house
- Desirable south-facing aspect throughout
- Three spacious double bedrooms with over 3m ceiling heights
- Principal bedroom with en-suite bathroom
- Bright reception room with space for dining
- French doors opening onto a private 46ft garden
- Fully fitted eat-in kitchen with direct garden access
- Approx. 1,096 sq ft of internal living space
- Share of freehold and offered with vacant possession

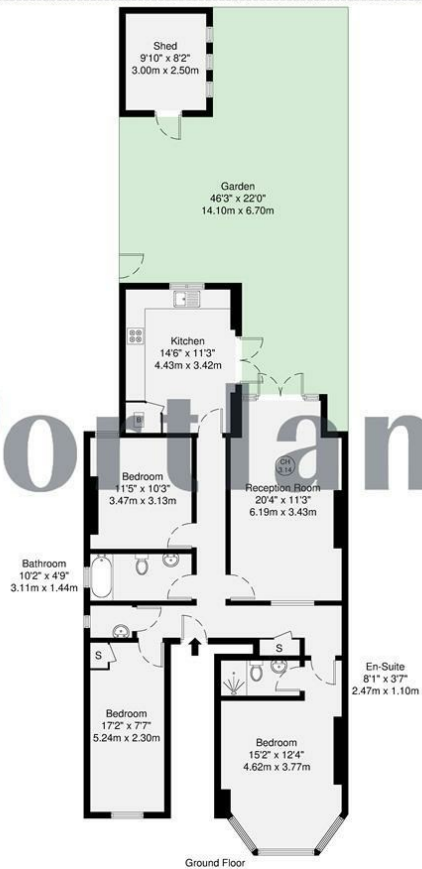




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GROSS INTERNAL AREA
101.9 sq m / 1096 sq ft
SHED
7.5 sq m / 80 sq ft



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GROSS INTERNAL AREA (GIA)
The footprint of the property
101.9 sq m / 1096 sq ft

TOTAL STORAGE SPACE
Storage and available total area
1.3 sq m / 13 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
94.4 sq m / 1016 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.

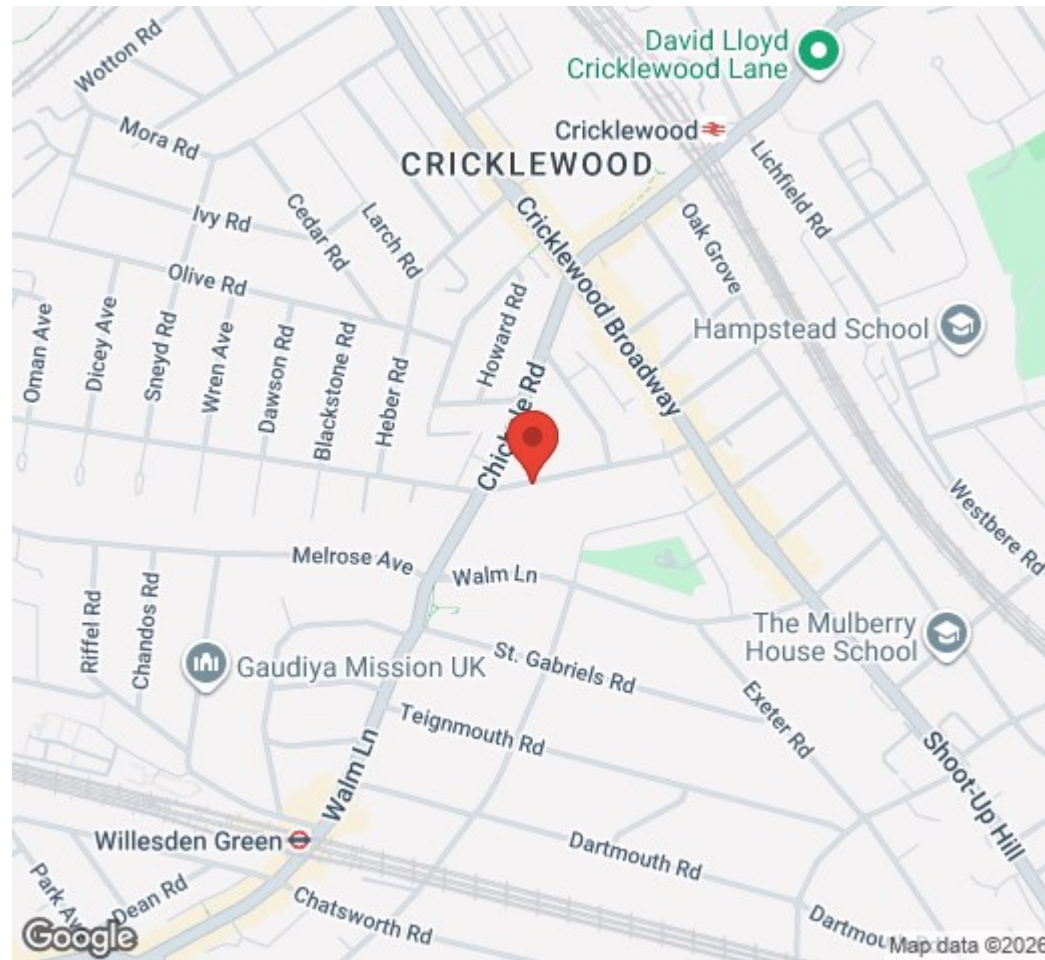


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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		

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.