



2 Bedroom
Willesden Lane, NW2

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

Asking Price £425,000
Leasehold

Spanning nearly 900 square feet of accommodation is a charming two bedroom property in a popular mid-century block.

Positioned on the first floor and flooded with natural light, this is an excellent opportunity to secure a purpose-built apartment on a popular road in NW2. Pharamond is serviced with lift access, and boasts excellent proportions. There is a separate eat-in kitchen, bright reception room with triple width windows, a family bathroom as well as two very good size bedrooms.

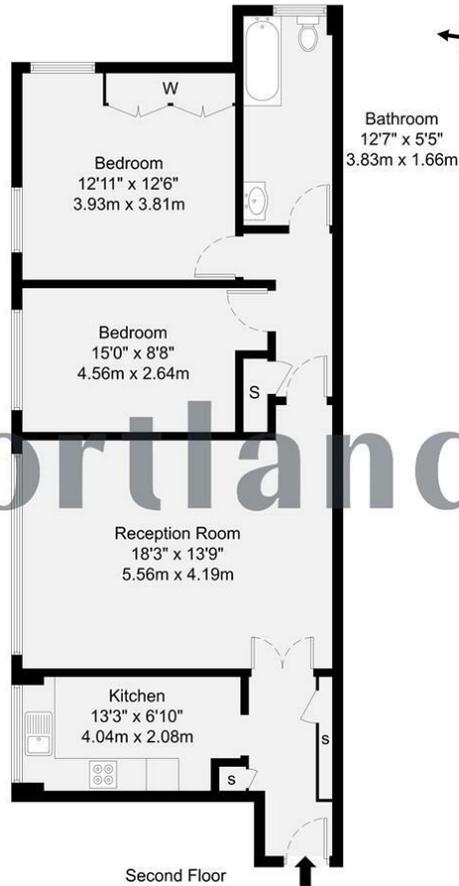
This home is offered to the market with vacant possession and would be perfect for first time buyers looking at adding their own stamp to a property, or someone looking to downsize without compromising on room sizes. It currently has an 83 year lease but the seller is open to begin the lease extension process subject to offer and conditions. The service charge is currently £2600pa which is much lower than neighbouring buildings with similar services.

Willesden Lane is positioned brilliantly between Willesden Green Station and Brondesbury Park. Large Victorian houses and charming well run blocks are found down this tree lined road, and it offers quick access to either the Jubilee or Mildmay lines.

- Bright two bedroom apartment
- Easy access to the West End with the Jubilee line a short walk away
- Flooded with natural light
- Off street parking
- Open to lease extension process to begin subject to conditions
- Communal gardens
- Only a walk away from the ever popular Salusbury Road
- Upper floor with lift access
- Vacant possession
- Excellent opportunity to improve and modernise

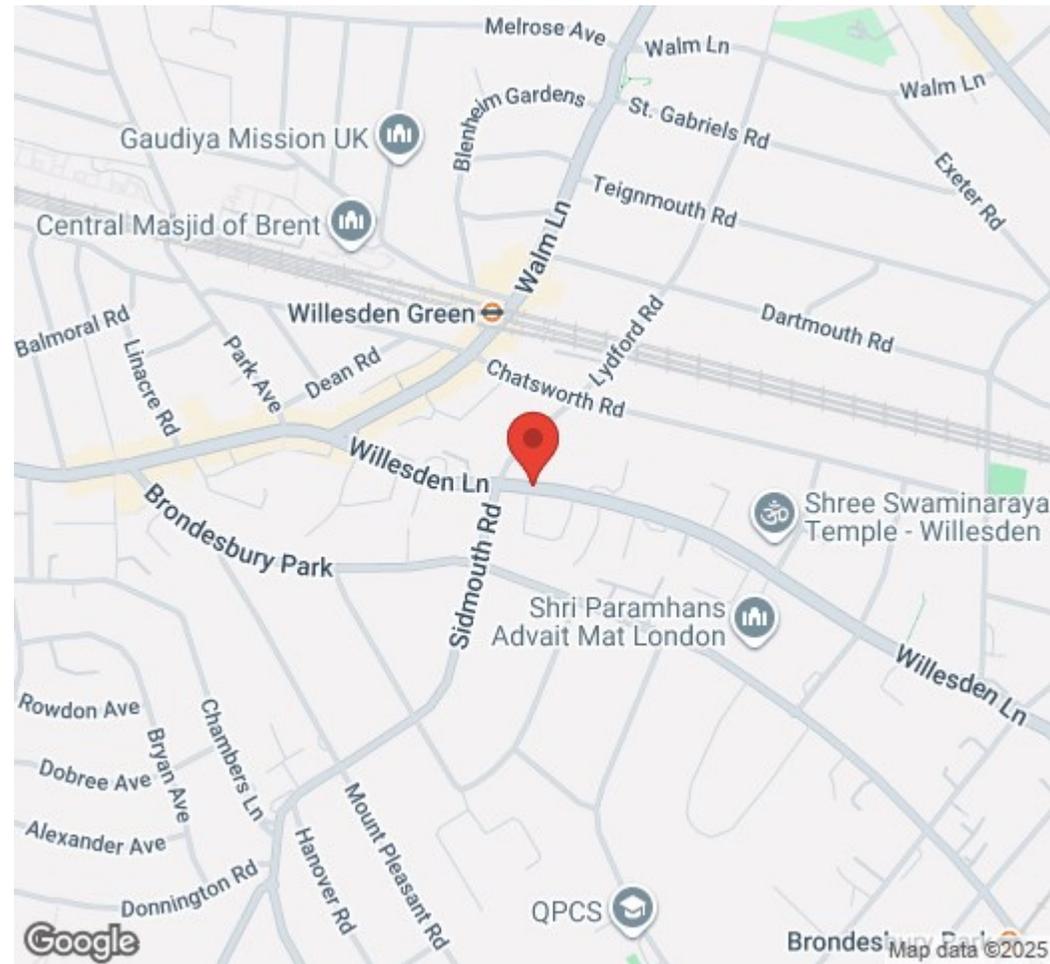






GROSS INTERNAL AREA (GIA) The footprint of the property 79.1 sq m / 851 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 3.2 sq m / 34 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Veranda etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	77

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		