



71 St. Gabriels Road

London, London

Spacious 6-bed semi on prime Mapesbury road with original features, large west-facing garden, garage, side access, near stations. Vacant, needs modernisation.

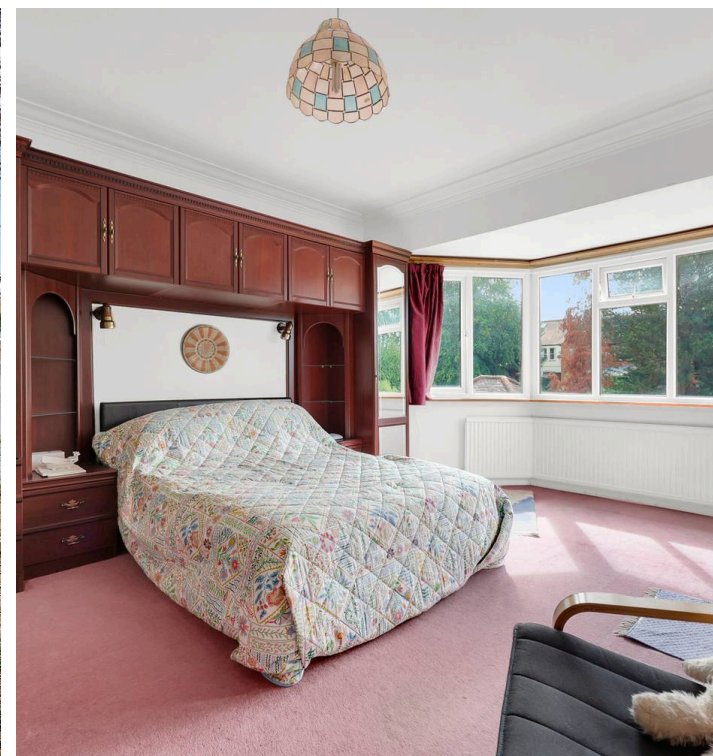
Council Tax band: G

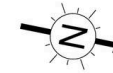
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 97 foot west facing private garden
- 6 bedrooms with 3 bathrooms split over 3 floors
- Over 2400 square foot of accomadation
- An abundance of original features
- Off street parking with private garage
- Potential to extend to create a trophy family home
- Envious position on one of Mapesburys most desired roads
- Close to Kilburn and Willesden Green stations
- A short stroll from the ever popular Mapesbury Dell
- Vacant possession and chain free





GROSS INTERNAL AREA (GIA)
The footprint of the property
225.3 sq m / 2425 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
8.2 sq m / 88 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
341 sq m / 3670 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.



Portland Estate Agents

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Important Notice: These particulars are provided in good faith for guidance only and do not form part of any offer or contract. Services, appliances and fittings have not been tested. All measurements, plans and distances are approximate.

