



5 Bedroom  
Osborne Road, NW2

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

Asking Price £1,100,000  
Freehold

Offered to the market with no onward chain is a newly renovated 5 bedroom Victorian house spanning over 2000sqft.

Extended on the side, rear and loft this incredible family home is ready for any perspective purchaser to move into. On the ground floor buyers can expect to find a large double reception room with a stunning bay window, a downstairs w/c and a fully fitted kitchen diner featuring an island and an abundance of workspace and a designated area for dining and entertaining. Bifold doors slide open onto the decked garden which benefits a south westerly aspect.

Upstairs on the first floor are three large bedrooms, two of which are ensuite, and the family bathroom. The top floor is comprised of two further bedrooms, one of which is a bright master with ensuite.

Located in a quiet and popular residential road, this property is within easy access to both Willesden Green and Dollis Hill Tube Stations and is just a short walk to the beautiful Gladstone Park, and within a few minutes walk from restaurants and shops.

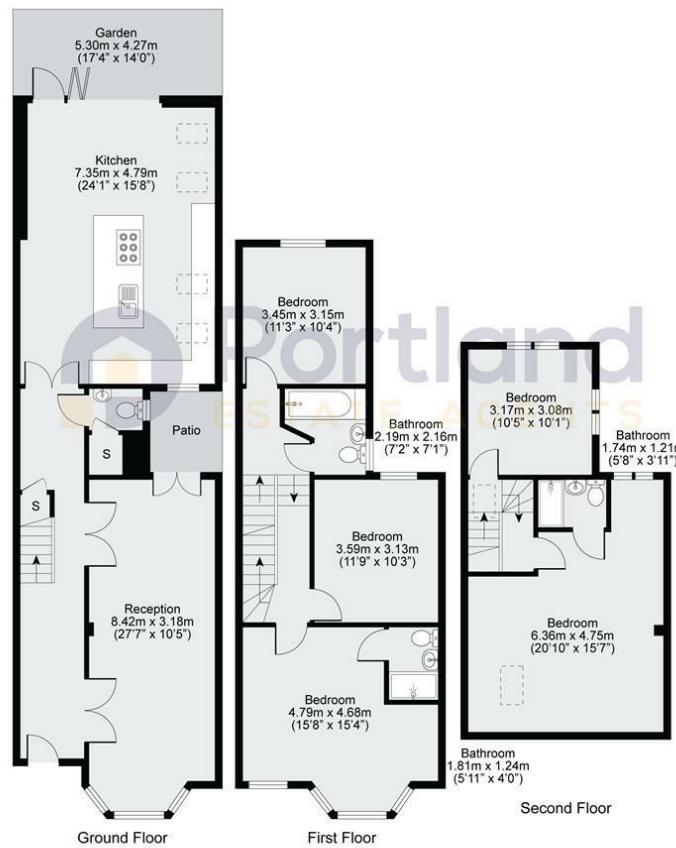
- Recently renovated Victorian home
- Spanning over 2000sqft
- Incredible attention to detail
- 5 Bedrooms
- 3 Bathrooms
- Popular Residential Street Close To Gladstone Park
- Large open plan kitchen with island
- Fully extended with excellent entertaining space
- Short walk to Willesden Green station
- Residents permit parking available



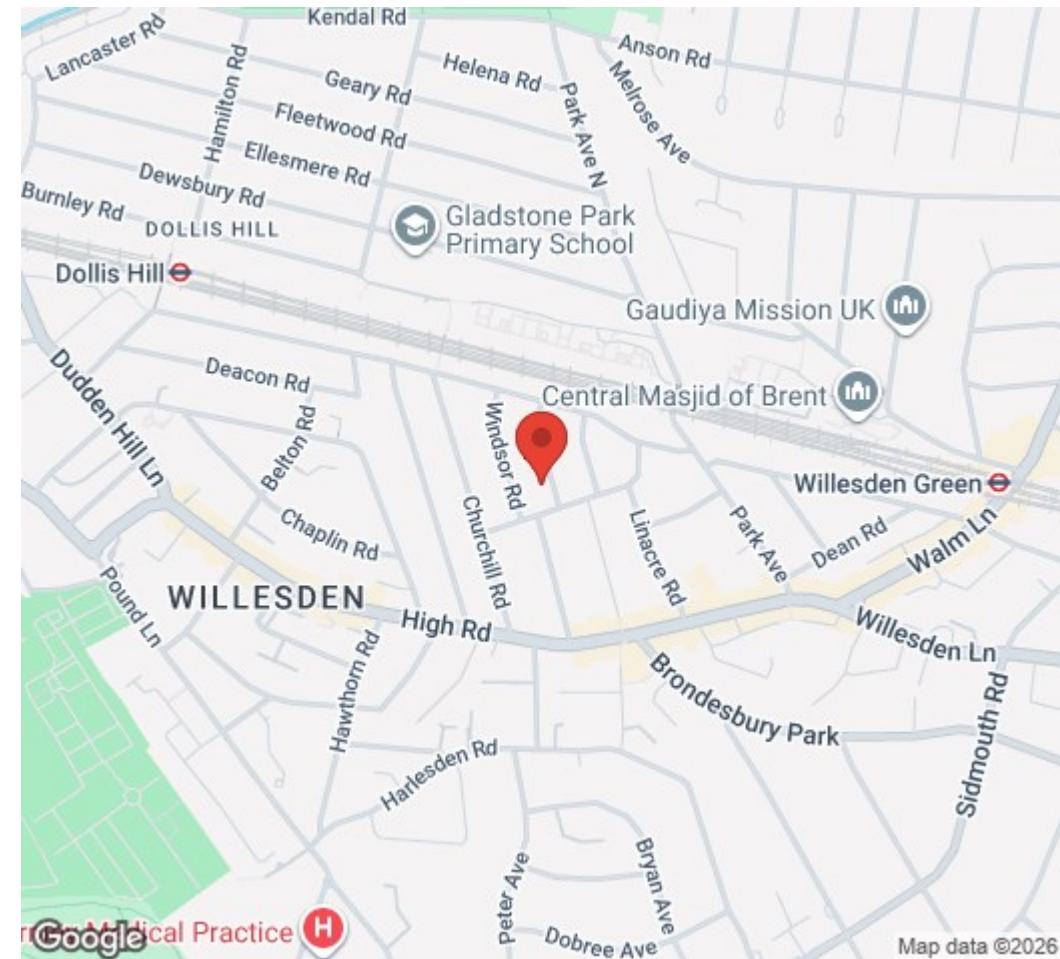


## Osborne Road, NW2

Approx. Gross Internal Area = 189.1sqm / 2035.0sqft



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) 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

### 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 |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |



# Portland

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