



## Villiers Road, London, NW2

£899,950

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A significantly extended five-bedroom Victorian terrace on Villiers Road, NW2, offering 1,949 sq ft of modernised space with period character. Set over three floors, it includes two receptions, a modern kitchen/diner, a wet room/utility, and a large south-facing garden with an outbuilding and rare rear access for up to five cars.

Upstairs are three double bedrooms and a family bathroom, with two further bedrooms and a shower room in the loft. The home features double glazing and two boilers.

Close to Cricklewood, Willesden Green and Dollis Hill, the area offers strong transport links, green spaces like Gladstone Park and well-regarded schools, making it ideal for families.

**Floor Area**  
1949 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£0 per annum

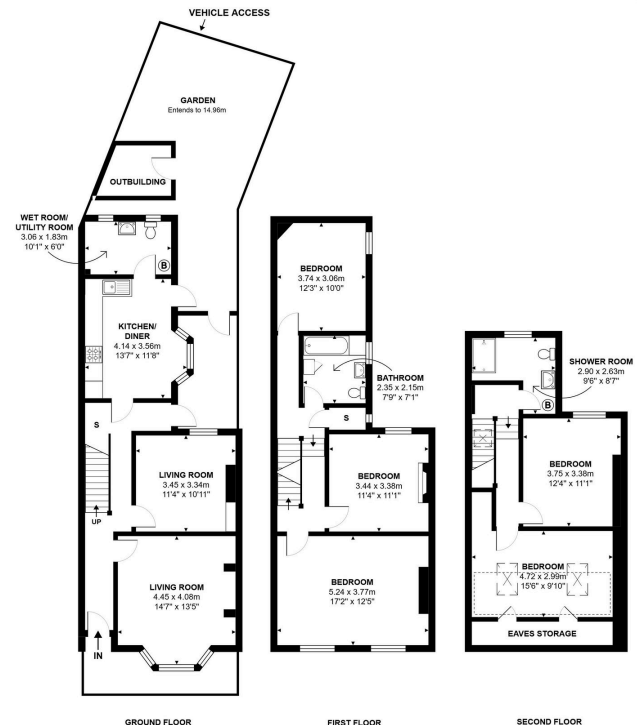
**Ground Rent**  
£0 per annum

- QUOTE REF AR0255
- Freehold / Chain-Free
- Extended five-bedroom Victorian mid-terrace almost 2000 sq ft
- Large south-facing garden with potential to build an additional property (STPP)
- Garden rear access allowing parking for up to 5 cars via dropped kerb
- Beautifully decorated throughout
- Two receptions and modern kitchen/diner
- Three bathrooms/Utility room
- Two-boiler system and full double glazing throughout
- Walking distance to Dollis Hill station (Jubilee Line), schools and parks



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APPROX. GROSS INTERNAL AREA: 181.1 m<sup>2</sup> ... 1949 ft<sup>2</sup> (excluding garden)



GROUND FLOOR FIRST FLOOR SECOND FLOOR

All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	