



Huddleston Road, NW2
London

IB
Eoporro Brownie
— RESIDENTIAL —
Guide Price
£600,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Guide Price: £600,000 to £625,000

Set within a handsome Victorian conversion in the heart of Willesden Green, this beautifully styled ground floor garden flat offers the sort of balance that is genuinely hard to find; character, proportion, and a garden that really steals the show.

Spanning approximately 878 sq ft, the property has been thoughtfully arranged for modern living while still celebrating its period charm. The open plan reception and kitchen is a standout space, stretching to almost 10 metres in length and offering excellent versatility for relaxing, dining and entertaining. High ceilings and wooden floors bring warmth and elegance, while the tiled kitchen area is practical and well designed. Large bi-folding doors open directly onto the rear garden, creating a wonderful connection between inside and out and flooding the room with natural light.

The garden is a real triumph. Southwest facing and beautifully landscaped, it has clearly been designed to be properly enjoyed rather than just looked at. With a mix of lawn, patio and decking, there is space here for outdoor dining, children to play, summer lounging and even a spot for growing your own in the allotment area. Mature trees give the garden a lovely sense of privacy and maturity, while at the far end sits a superb studio outbuilding of almost 10 sq m; ideal as a home office, gym, games room or a brilliant escape from the main house when needed.

The principal bedroom is full of charm, with high ceilings, Victorian cornicing, a ceiling rose, built in storage and a gorgeous bay window dressed with plantation shutters. The second bedroom is also a generous room with high ceilings, built in wardrobes and plenty of flexibility for guests, children or working from home. The bathroom is sleek and contemporary, finished with beautiful tiling and a clean modern feel.

Practicality has not been overlooked either. The property benefits from a very long lease of just under 1,000 years, low service charges and an EPC rating of C, keeping running costs sensible.

Huddlestone Road is perfectly placed for everything Willesden Green has to offer. Walm Lane and the High Road provide an excellent selection of local favourites including Gail's Bakery, Sushi Masa, Sanzio, Bottega di Anna, Walnut, Deli Beira, Beer+Burger and Daisy Chain. Gladstone Park is nearby for green open space, tennis courts, outdoor exercise and weekend Park Runs, while Roundwood Park also adds to the appeal. Transport links are excellent, with both Willesden Green and Dollis Hill stations on the Jubilee line close by, alongside numerous bus routes and easy access to the wider area. Families are also well served by a strong choice of local schools.

This is the perfect garden flat for a couple or young family wanting stylish living, superb outdoor space and a real sense of community in one of Northwest London's most loved neighbourhoods.

Oli and Liana are delighted to act as sole agents on this unique home and would love to show you around.

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Tenure: Leasehold

Property Type: Flat

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- Stylish ground floor garden flat set within an attractive Victorian period conversion
- Approx. 878 sq ft of bright and well arranged living space
- Stunning open plan reception and kitchen stretching to almost 10 metres
- Large bi-folding doors opening directly onto a beautiful southwest facing rear garden
- Professionally landscaped garden with lawn, patio, decking, mature trees and allotment area
- Superb garden studio of almost 10 sq m, ideal as a home office, gym or games room
- Two generous bedrooms with high ceilings, period detailing and built in storage
- Sleek contemporary bathroom, long lease of just under 1,000 years and low service charges
- Excellent Willesden Green location close to the Jubilee line, Gladstone Park, local schools, cafés, delis and restaurants





Council Tax Band: C

Tenure: Leasehold

Property Type: Flat





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